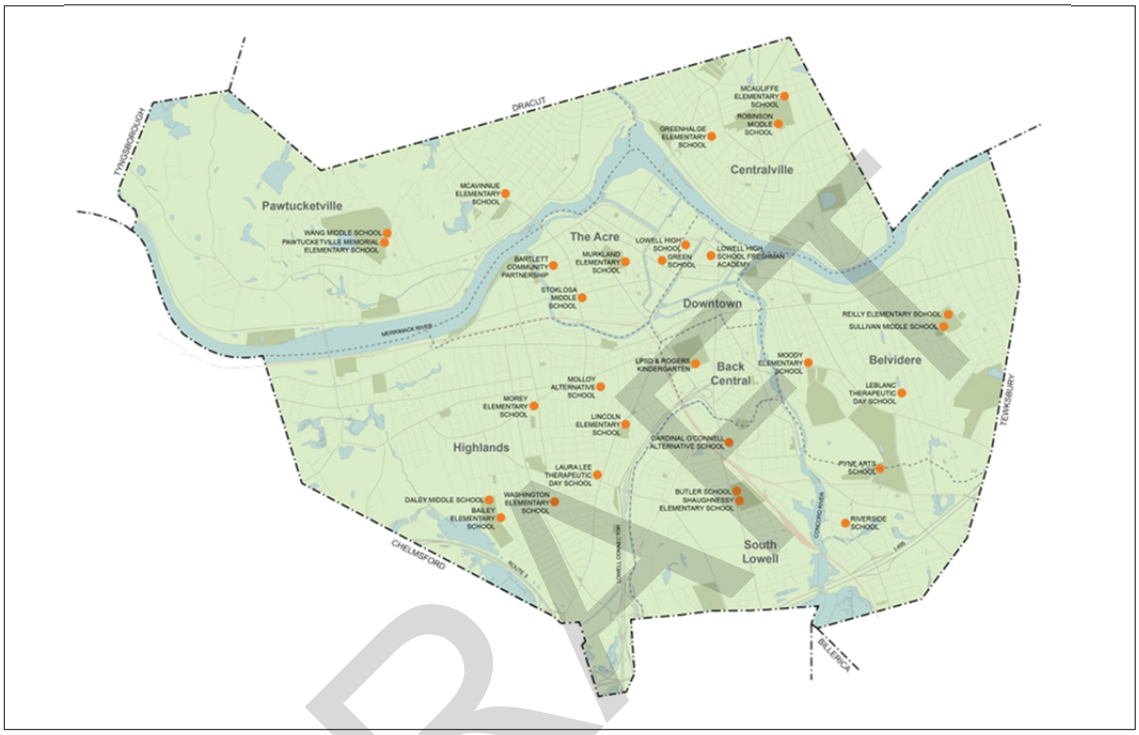
Lowell Public Schools
Comprehensive Facilities Assessment
Lowell, Massachusetts



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Final DRAFT Master Plan Report
February 28, 2014
Volume 1

Submitted by

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Project No. 1308.00

omr architects

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1 Executive Summary

- Introduction
- Organization
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Introduction

This Manual includes all information relevant to the development of the Lowell Public Schools Comprehensive Facilities Assessment and Master Plan, including the process and results, as it has unfolded with the collaborative bodies, including the Lowell School Facilities Working Group (LSFWG), the Lowell School Committee (LSC), the City of Lowell and the Design Team. All existing conditions analyses, investigations, alternative options, and solutions are included.

In April 2013, the City of Lowell engaged OMR Architects, Inc. and its consultants, in developing a Comprehensive Facilities Assessment and Master Plan for the School Department's twenty-nine school facilities. The scope was two-fold: 1) perform a physical and programmatic assessment of the LPS facilities, and 2) develop a master plan for critical maintenance, renovations and additions or building replacements for the next 10 years. Since that time, the design team has met with the LSFWG, LSC, and LSC- Facilities Subcommittee (LSCFC) on a regular basis, and periodically with the Department of Planning & Development, School District Administration, and members of the Alternate, Day, Elementary, Middle, and High School Administration, Faculty and Staff. Opportunities for community input have been included throughout the process with a series of open forums, televised meetings, and presentation materials on the school department's website.

This report focuses on establishing goals for the study, analyzing enrollment projections prepared by NESDEC, assessing existing building conditions of twenty- nine facilities, developing an educational program based on master plan options and MSBA guidelines, and developing a ten year capital plan for the City based on this collective information. This study is meant to be big picture and is just the starting point for Lowell, as the plan will continue to evolve once other stakeholders weigh in during subsequent years, including the Massachusetts School Building Authority (MSBA). In addition, since this master plan was developed for the entire school district, site specific educational programming with each school user group was not included in this assessment. The goal of the report is to develop a 10 year master plan that the City may use to make long term decisions and prepare needs- appropriate Statements of Interest for submission to the MSBA. The preferred solutions are designed to be fluid as factors such as land availability, ongoing building needs, enrollment projections and dates of construction commencement may change over the life of this capital plan.

Following the completion of this study, OMR Architects recommends that additional due diligence for the individual schools be developed before completion of any Preferred Schematic Design. If the schools are invited into the MSBA Capital Pipeline, these issues, as well as many others, will be addressed during that process.

1. For schools slated for renovations and additions, we recommend that:
    - The proposed student population at each school be reviewed, documented and acknowledged by all involved.
    - Multiple-day, educational space programming sessions with groups of users be provided. Users include school and district administration, staff, and faculty.
    - Special education goals and the district-wide educational vision be addressed.

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2. For schools slated for renovations and additions OR repairs only, we recommend that:
   - Destructive testing by a licensed contractor of features noted in the individual conditions reports, be performed to understand the extent of the issues needing repair or removal.
   - City-wide or neighborhood forums be provided to discuss building design options and solutions.

Organization

This Master Plan report is organized as follows:

VOLUME 1
1. Executive Summary
2. Schedule, Objectives & Underlying Principles
3. Evaluation of Existing Building Conditions

VOLUME 2
4. Educational Programming
5. Master Plan Options
6. Preferred Master Plan Solution
7. Ten Year Capital Plan
8. Appendix

Each section has a short overview followed by narratives, graphics, charts, and other descriptive information. Following is a summary of each section of the report.

Section 2 | Schedule, Objectives & Underlying Principles
This section documents the eight month project schedule and work plan for the course of this master plan study. An exploration of the historical, operational, infrastructure, planning and environmental influences and challenges in the City of Lowell and the relationship of those factors on the city's schools is summarized and used to develop the master plan. Visioning discussions around the district's strengths, challenges, opportunities, goals and most critical factors helped to establish the goals, values and objectives for the project. And the final enrollment projections, as prepared by NESDEC, are documented and analyzed for this study.

The final goals, values and objectives for this master plan study are consolidated into Operational Organization and Physical Space and Features and are as follows:

Operational Organization
1. Use NESDEC's 10 year, projected, average enrollment for all schools, plus 15 swing classes in grades 1-8.

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2. Provide for the preferred class sizes of 20-22 at elementary, 22-24 at middle and under 25 at high school.
3. Provide for the preferred school strand sizes of four at elementary schools, six at middle schools and two at Washington, Moody and K-8 schools.
4. Consider providing one or multiple Early Childhood Centers for Universal, half day, Pre-K in the Lowell school system.
5. Consider restructuring the current grade configuration to be: K-5, 6-8, and 9-12, while maintaining 2 or more K-8 schools.
6. Provide classroom space to allow more special needs students to remain in the Lowell school system.
7. Consider sustainability and life cycle operating costs in all budgetary decisions.
8. Provide a clear plan to resolve the immediate repair and maintenance needs in a timely manner.
9. Educate the City on the need for ongoing investment in the current facilities.

Physical Space & Features

1. Family value in education is important: Schools should be designed to create a strong partnership with families.
2. Provide more dedicated space for Special Education instruction at each neighborhood school.
3. Consider multiple Lowell High School location options, including two similar schools under one roof.
4. Retain Washington and Moody and upgrade to provide parity in amenities as compared to other neighborhood schools.
5. Resolve classroom overcrowding while providing dedicated educational and support spaces at each school per current MSBA guidelines.
6. Provide 21st century-style, flexible spaces for the development of critical thinking, creative problem solving, independent learning, and student and teacher collaboration at each school.
7. Safety and Security is a priority: Provide main offices at all front lobbies, security cameras, secure entry hardware, and functioning lockers.
8. Upgrade and improve technology to meet 21st century educational needs, supporting a wireless network and an environment for 1-to-1 student devices for shared, interactive content.
9. Upgrade Alternative Schools to meet the other neighborhood school standards.

The projected enrollment is significantly higher than the current 2013-2014 enrollment of 11,043 students in grades PK-8 and 3,134 students in grades 9-12. NESDEC's 10-year average enrollment projection for the Lowell Public School District shows a need for school buildings sized appropriately to house 11,811 students in grades PK-8 and 3,900 students in grades 9-12. In addition, given Lowell's complex, district-wide, school assignment policy and regular mid-year fluctuation of class sizes, it is recommended that 15 additional swing classrooms be provided in the PK-8 space program across the district.

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Section 3 | Evaluation of Existing Building Conditions
Section 3 includes graphic summaries and the full existing conditions reports for Lowell's twenty-nine school facilities. These reports cover the characteristics and physical conditions related to site, building envelope, building interior, structural, mechanical, electrical, plumbing, fire protection and code compliance as viewed through existing documentation provided by the school department and during site visits in Summer 2013.

From these reports, it has been shown that there is a significant need for ongoing investment in the current facilities. This includes: additional oversight of recurring maintenance issues; resolution of prioritized projects that have been documented and itemized but not addressed in previous years; additional funding of capital improvements in all facilities; and the repair and or replacement of building systems that have met their useful life span. More detail can be found in Section 3 and Section 7.

Section 4 | Educational Programming
Section 4 considers the existing building space programming as a baseline for developing master plan options that address the District's 10-year average enrollment projections. Based on the current overcrowding conditions -- which has intensified the problematic issues with the existing conditions of the buildings related to maintenance, building systems and other larger capital projects -- and the magnitude of the future enrollment projections, as well as the changing methodologies and space needs necessary to meet 21st century teaching and learning standards, there is a significant shortfall in the current net and gross square footage in the majority of the Lowell school buildings.

The elementary, middle and PK-8 schools are showing physical space needs across the board in most student-designated spaces, especially in core academic classrooms due to the current overcrowding, with a documented space need for approximately 2,500 additional seats in the Lowell Public School system in the upcoming years.

The single high school in Lowell, serving grades 9-12 across a sprawling urban campus of buildings, is showing insufficient space in the areas of core academic, vocations and technology and media center, with a clear need for state-of-the-art science and fabrication labs, small and large group seminar, and group work spaces for the students. There are also student-designated spaces which are oversized based on current MSBA guidelines, such as the physical education and auditorium/ drama spaces, but without further, in-depth, educational programming with the users, a reasonable and probable conclusion is that these spaces fill a much needed role in scheduling and usage throughout the school day. The considerable size of the student population, a model seen in few other high schools in Massachusetts, will need further discussions with the MSBA, as their guidelines state. This facility will see a need in the next decade for educating 3,900 students each year as well as provide community-integrated spaces for the City. More detail can be found in Section 4.

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Section 5 | Master Plan Options
Section 5 shows the development of a series of masterplanning options, beginning with the formation of a clear, decision-tree style, flow chart for grades PK-8 and a separate decision chart for grades 9-12. This phase included understanding the existing school building sites, potential new site opportunities and other site considerations. Options included looking at additions, renovations, new build, demolition, repurposing and grade reconfiguration solutions.

Given the confirmed need to expand the grade PK-8 schools by 2,500 additional seats, it is agreed that it will be necessary to build additional school buildings or a comprehensive expansion of the existing facilities. There is a desire to keep the strand sizes small and keep school enrollments below 1,000 students at grades PK-8, but there is also a scarcity of suitable land to build additional schools in the City of Lowell. The committee considered moving PK out of the elementary and middle schools and consolidating those services in smaller facilities around the city. And they considered reconfiguring the existing schools to place fifth graders in the elementary schools. Each of these reconfiguration solutions freed up existing square footage to accommodate more students in the current facilities.

High school discussions focused on building on a new site or maintaining a campus in the existing location for the 3,900 students as well as potentially developing two smaller high schools serving 1,950 students each.

By the end of this phase, a clear analysis of factors relating to the city's core values and order of magnitude costs for each master planning solution was developed, presented and utilized by the Working Group and the School Committee to make their recommendations to the city.

Section 6 | Preferred Master Plan Solution
At the Lowell School Committee meeting on 04 December 2013, the School Committee approved the following options to be included in the Ten Year Capital Plan:

- Elementary, Middle & K-8 School Preferred Solution: Option 1H for a total project cost of $270M, not including escalation or land acquisition. This solution includes: additions and renovations to Wang, Daley and Robinson Middle Schools to make eight strand schools serving 792 students each; an addition/ renovation/ conversion of Rogers School to a four strand PK-8 facility serving 960 students; a new, four strand PK-8 facility serving 960 students; and major and minor repairs of 23 other school facilities. Suggested conceptual master plan and programming solutions are shown for each school.

- High School Preferred Solution: Option 1D/E for a total project cost of $245.4M, not including escalation or land acquisition. This 650,000 GSF solution requires the possession of adjacent land and includes an addition/ demolition/ renovation/ repurposing response to the existing Lowell High School facilities. Three variations

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of this option are shown for this school based on the *Two House* model, the *STEM Facility* model, and the *Integrated STEAM* model. More educational visioning discussions about the benefits of each of these models should be provided when the high school moves into the next phase with Lowell.

Section 7 | Ten Year Capital Plan

Section 7 includes the proposed Ten Year Capital Plan Schedule, scopes of work for the repairs based on immediate, short term and long term prioritization, capital planning procurement options, baseline repair cost estimation data and new program cost estimates.

The information is intended to aid the Lowell School District in developing Statements of Interest for submission to the MSBA, for prioritizing the work over the next decade, and for optimizing the use of available funding sources.

A summary schedule is shown on the following page.

Section 8 | Appendix

The Appendix includes: the first and the final NESDEC demographic and enrollment projection reports; the Visioning Workshop agenda and final report as prepared by New Vista Designs for Learning; the discussion notes from the two Goals and Values brainstorming sessions with Lowell's Educational Leadership Team, existing facility plans, and additional information about site considerations in the city of Lowell.

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Proposed Ten-Year Capital Plan Schedule

	Anticipated Cost	2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023	
		1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR	1st QTR	3rd QTR
Projected PK-8 Overcrowding			1578		1710		1586		1844		2450		2572		1026		1026		0		0		0
Phased Return of Rogers to Elementary School (PK-4)																							
MSBA Capital Pipeline - New Program Projects	$ 408.9M																						
Add's + Reno's to Wang Middle School				SOI																			
Add's + Reno's to Daley Middle School				SOI																			
Add's + Reno's to Robinson Middle School				SOI																			
Build New PK-8 School				SOI																			
Add's + Reno's to Lowell High School				SOI																			
Rogers School site to PK-8						SOI																	
MSBA Accelerated Repair Projects	$ 9.8M																						
- Greenhalge Elem. School - Roof, Boilers				SOI																			
- Lincoln Elem. School - Roof, Boilers				SOI																			
- McAvinnue Elem. School - Roof, Boilers				SOI																			
- Murkland Elem. School - Roof, Boilers				SOI																			
- Butler Middle School - Roof				SOI																			
- Pyne Arts K-8 - Roof, Boilers				SOI																			
- Cardinal O-Connell - Roof, Windows, Boiler						SOI																	
- Adult Education Center - Roof, Windows						SOI																	
- LeBlanc Day School - Roof, Windows						SOI																	
- McAuliffe Elem. School - Roof						SOI																	
- Shaughnessy Elem. School - Roof						SOI																	
- Molloy Alt. School - Roof, Windows						SOI																	
- Bartlett K-8 - Roof, Boilers								SOI															
- Riverside Alt. School - Windows								SOI															
- Bailey Elem. School - Boilers								SOI															
MSBA Capital Pipeline - Major Repair Projects	$ 59.9M																						
- Sullivan Middle School						SOI																	
- Reilly Elementary School						SOI																	
- Butler Middle School								SOI															
- Lincoln Elementary School								SOI															
- McAvinnue Elementary School										SOI													
- Greenhalge Elementary School										SOI													
- McAuliffe Elementary School												SOI											
- Bailey Elementary School												SOI											
- Bartlett K-8 School														SOI									
- Moody Elementary School														SOI									
- Washington Elementary School																SOI							

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Acknowledgements

We would like to acknowledge the members of the Lowell School Facilities Working Group and the Lowell School Committee.

Lowell School Facilities Working Group

Jay Lang	Deputy Superintendent of Finance & Operations
Adam Baacke	Director of Planning & Development & Assistant City Manager (beginning December 2013)
Brian Curley	Operations & Maintenance Director
Mike Ducharme	Assistant Principal, McAuliffe Elementary School
James Green	Deputy Commissioner – Lands & Buildings
Roxanne Howe	Lowell High School
Tom Moses	City of Lowell, Chief Financial Officer (through November 2013)
Liam Skinner	Principal, Daley Middle School
Ralph Snow, PE	Commissioner of Public Works & Assistant City Manager

Lowell School Committee

David J. Conway
Stephen Gendron (beginning January 2014)
Robert J. Gignac / Member of the LSC Facilities Subcommittee (through December 2013)
James D. Leary / Chair of the LSC Facilities Subcommittee
Connie A. Martin
Mayor Patrick O. Murphy
Kimberly A. Scott
Kristin Ross-Sitcawich / Member of the LSC Facilities Subcommittee

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This report was prepared with input by:

Client:	Lowell School Committee Lowell School Committee Facilities Subcommittee Lowell School Facilities Working Group *Lowell, MA*
Lowell Public Schools:	Superintendent of Schools Jean Franco Deputy Superintendent Jay Lang District Administration Department of Finance & Operations Department of Operations & Maintenance Individual Schools- Administration, Faculty & Staff *Lowell, MA*
City of Lowell:	Department of Planning & Development Department of Engineering Purchasing Department *Lowell, MA*
Architect:	OMR Architects, Inc. *West Acton, MA*
Structural Engineer:	Foley Buhl Roberts & Associates Inc. *Newton, MA*
Mechanical, Electrical, Plumbing, Fire Protection, Security, Telecommunication Engineer:	Garcia Galuska DeSousa Consulting Engineers Inc. *Dartmouth, MA*
Cost Estimating Consultant:	D. G. Jones International, Inc. *Woburn, MA*
Educational Visioning Consultant:	New Vista Designs for Learning *Boston, MA*

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2 Schedule, Objectives & Underlying Principles

- Schedules
- Conversation Lowell
- Visioning Discussions
- Goals and Values for the Study
- Enrollment Projections

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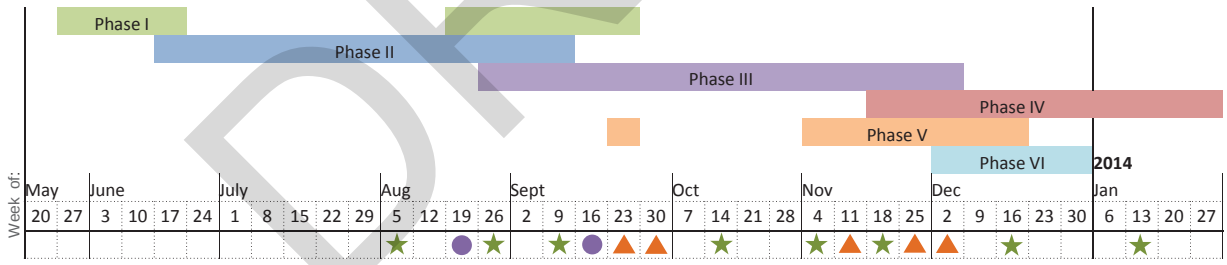
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Schedules

The work of this project began in late May 2013 with the formulation of the Lowell School Facilities Working Group and our first planning meeting with district administrators in early June. The Lowell School Facilities Working Group (LSFWG) is comprised of school, district and city representatives. With the district's summer vacation quickly following, the decision was made to move the kickoff meeting to early August and visioning and goals and values development to late August, when the availability of stakeholders was greater. Therefore, OMR and their consultants moved into planning for Phase II and the existing conditions assessments of all 29 school facilities. The work of **Phase II** began just after students were out of the buildings and extended throughout the summer with the help of the Operations and Maintenance Department and the individual schools' staff.

Following the building conditions assessments for architectural, structural, mechanical, electrical, plumbing, fire protection and telecommunications issues, draft reports were prepared and distributed to the heads of each school for their review and comment. In the meantime, the team kicked off the project and **Phase I** with the LSFWG discussion about the influences of historical, operational, infrastructure and environmental issues on the city's schools. This was followed with a half day Visioning session with the educational leaders in Lowell and our consultant David Stephen of New Vista Designs for Learning.

Project Schedule



- Late May: Work of contract began
- Phase I: Establish goals & enrollment projections
- Phase II: Assess existing building conditions
- Phase III: Develop Master Plan options for PK-8 schools and high school
- Phase IV: Prepare draft and final reports
- Phase V: Community presentations
- Phase VI: Massachusetts School Building Authority SOI assistance
- Jan. 2014: Work of contract ends

★ **LSFWG** Meeting
● Visioning Workshop
▲ Public Presentation

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During this time, the demographic and enrollment projections that were prepared by New England School Development Council (NESDEC) in April 2013, were evaluated by OMR and with the school district, were determined to have some inconsistencies with current data. This work was reconfigured by NESDEC in October 2013 and evaluated again by OMR to be used for the masterplanning work of this Project.

Additional sessions with Lowell's educational leaders provided insight into the big picture strengths, opportunities, challenges and goals for the district in the next decade which lead to visioning discussions about the needs of the students and teachers for consideration in this master planning work. This information formulated the Goals and Values, Objectives and Priorities for the Master plan which were approved by the School Committee.

Throughout the study, there were meetings and ongoing communications with the City of Lowell including the Department of Planning and Development, the Department of Engineering, the School Committee and the School Committee's Facilities Subcommittee. And there were public presentations that are available through the District website, local public access stations and in the local newspapers.

During **Phase III**, the existing educational space program at each school was prepared in order to understand the influence of enrollment, existing space and educational program on the master plan options throughout the system. A series of meetings followed to discuss and evaluate multiple options for consideration.

Lowell Work Plan

Groundwork	o *Prepare contract, schedule and work plan* o *Obtain and review all available/ pertinent documents* o *Discuss project approach with client*	o *Existing Conditions walk thru with Engineers and Custodial Staff* o *Review existing conditions information* o *Prepare existing conditions & facilities assessment documentation*
Meeting # 1	**Schedule, Process, Planning and Lowell Conversation**	
8/8/13	**Objectives** o Review schedule and process o Discuss Lowell neighborhoods and features relevant to MP o Discuss upcoming Visioning Workshop and expected outcomes	**Follow-up** o Conduct Visioning Workshop o Prepare Visioning results
Meeting # 2	**Goals, Values and Visioning**	
8/29/13	**Objectives** o Review Educational Visioning results o Discuss goals, values, priorities and objectives for project o Discuss and agree on enrollment projections	**Follow-up** o Prepare goals and values o Analyze existing conditions assessments for future discussion o Develop evaluation criteria for alternatives from G&V
Meeting # 3	**Existing Conditions Assessment**	
9/12/13	**Objectives** o Review and Agree on goals & values & evaluation criteria o Review existing conditions assessment for 29 facilities o Discuss preliminary thoughts for future of facilities	**Follow-up** o Develop Preliminary LHS and MP Alternative Concepts o Confirm educational programming needs, goals, values, priorities, objectives, enrollment projections
Meeting # 4, 5	**Lowell High School and Master Plan Alternatives**	
10/17/13; 11/7/13	**Objectives** o Review Preliminary Alternative Concepts o Review educational programming concept o Review Final Alternative Concepts	**Follow-up** o Develop Alternatives o Develop Preliminary OoM budgetary costs and Phasing options o Prepare Preferred Options for LSFWG approval
Meeting # 6	**Lowell High School and Master Plan Preferred Option**	
11/21/13	**Objectives** o Review and approve Preferred Option o Discuss approach for generating 10 yr plan and SOIs	**Follow-up** o Prepare 10 year Capital Plan
Meeting # 7	**10 Year Capital Plan and MSBA Possibilities for SOI**	
12/19/13	**Objectives** o Review draft 10 year capital plan	**Follow-up** o Finalize 10 year plan o Prepare Draft Reports
* **Meeting # 8**	**Draft FA and MP Report Discussion**	
January 2014	**Objectives** o Review & approve draft report or suggest modifications for final	**Follow-up** o Present to SC to approve draft report o Complete Final report o Assist Lowell with submitting SOIs to MSBA

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Once a preferred option was chosen for the PK-8 and the High school systems, the team developed a 10 year capital plan for the city to use in future planning of school facilities work.

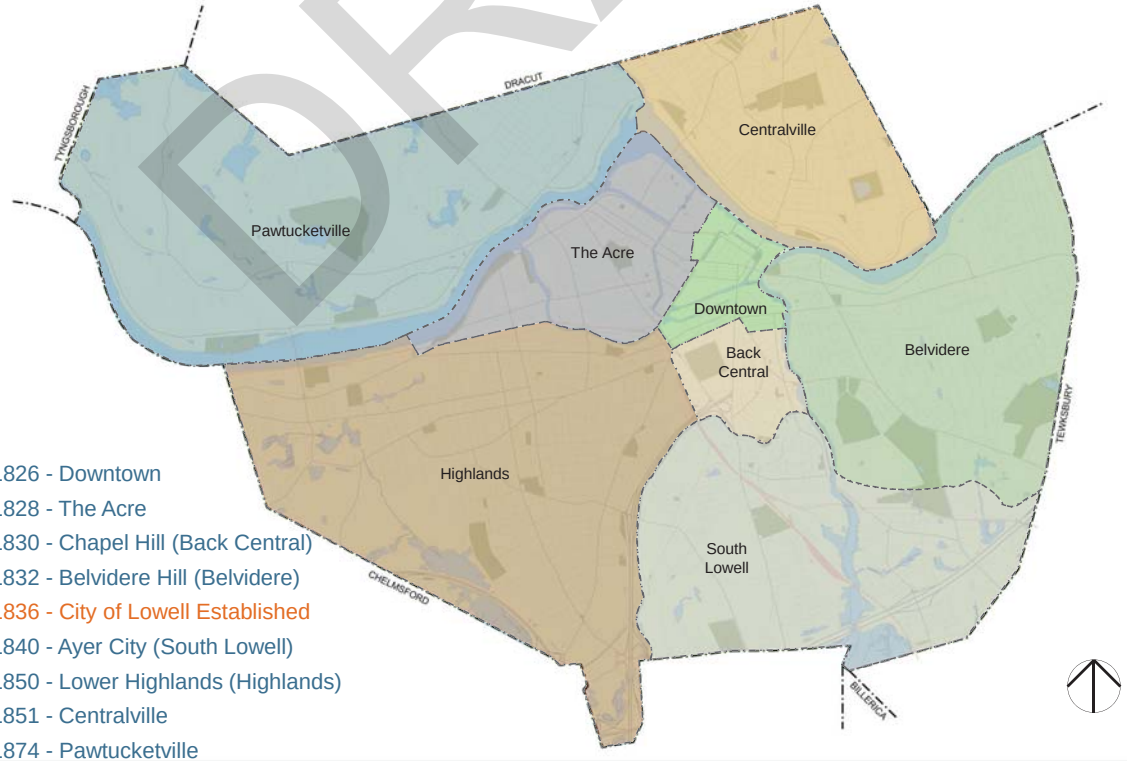
At the time of this writing, the District plans to discuss the findings of this report with the Massachusetts School Building Authority (MSBA) and develop Statements of Interest for submittal to the MSBA in early 2014.

Conversation Lowell

The following pages summarize the historical, operational, infrastructure and environmental influences on the city's schools. Using this information, the masterplanning assumptions were clearly understood by the City and design team on various levels. These ideas were presented to the LSFWG, LSC and LSCFS at a series of meetings as the underlying principals were developed.

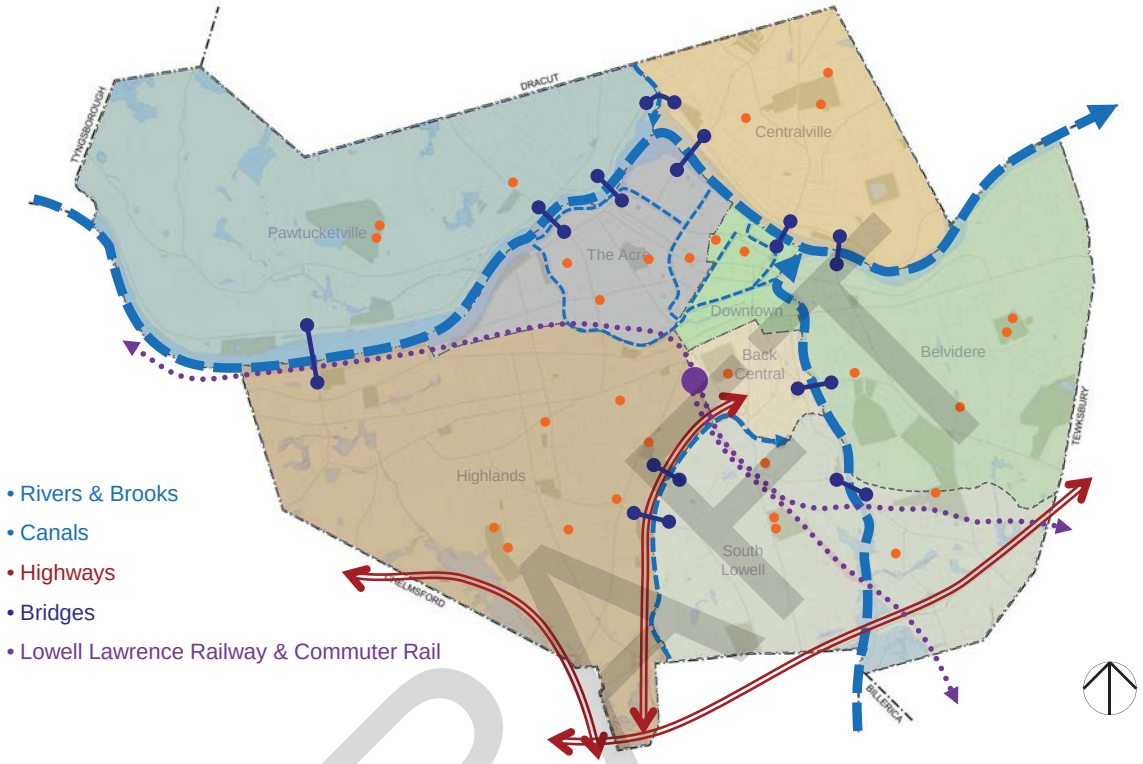
The image below shows the development of the City of Lowell from its original composition as three towns -- Dracut, Tewksbury and East Chelmsford. Also shown are the years that these parcels were annexed or purchased by Lowell as the city was established. They now form eight distinct neighborhoods which include: The Acre, Back Central, Belvidere, Centralville, Downtown, The Highlands, Pawtucketville and South Lowell.

Conversation Lowell – Neighborhoods



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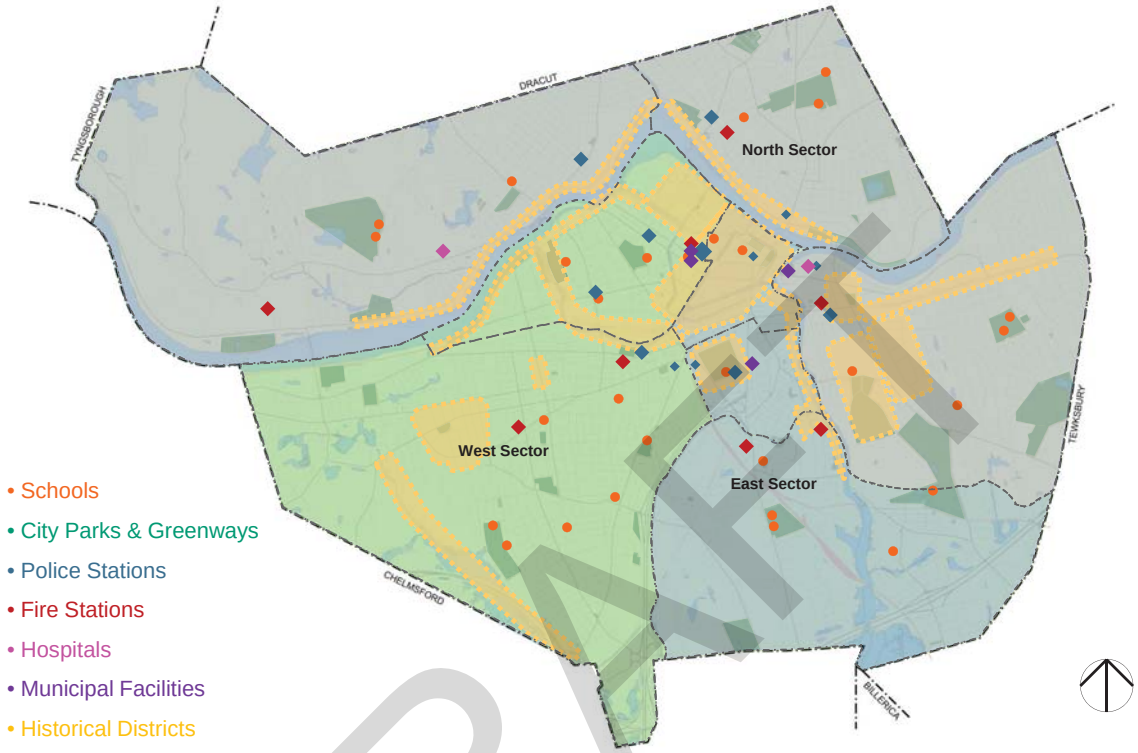
Conversation Lowell – Connections & Barriers



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The City of Lowell's strengths include the waterways and access points to and within the city. But at the same time, these elements create challenges to the effective movement of students by any form of transportation, whether by bus, by car, by bicycle, or by foot. In addition, the rivers and canals are prone to flooding which compromises the available land for school buildings. Any future locations of new schools, or future adjustment of school assignments for students, should factor in these connections and barriers.

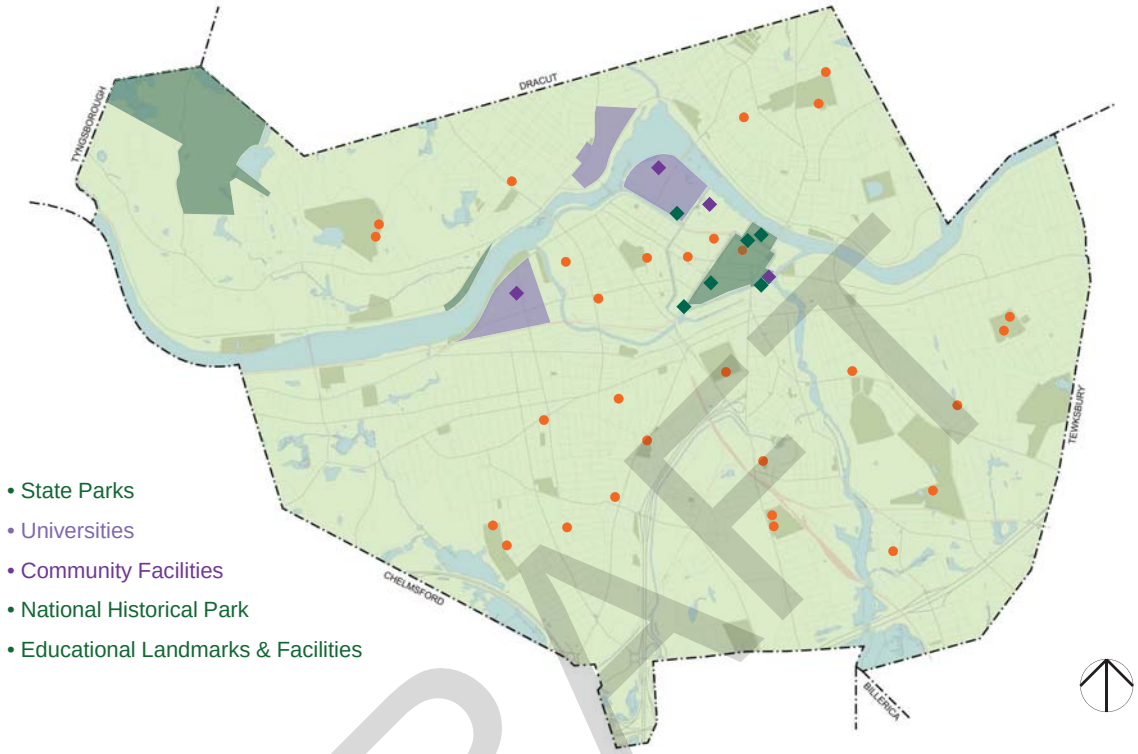
Conversation Lowell – City Infrastructure



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The city infrastructure includes greenspaces of diverse size and character. Twenty-nine school facilities, two hospitals, thirteen police stations, eight fire stations and at least three major municipal buildings are distributed around the city. Undeveloped land for new school facilities is minimal. Historical districts encompass many sections of the city, some with school facilities currently. New schools or addition/ renovations of existing buildings may have to take this into account.

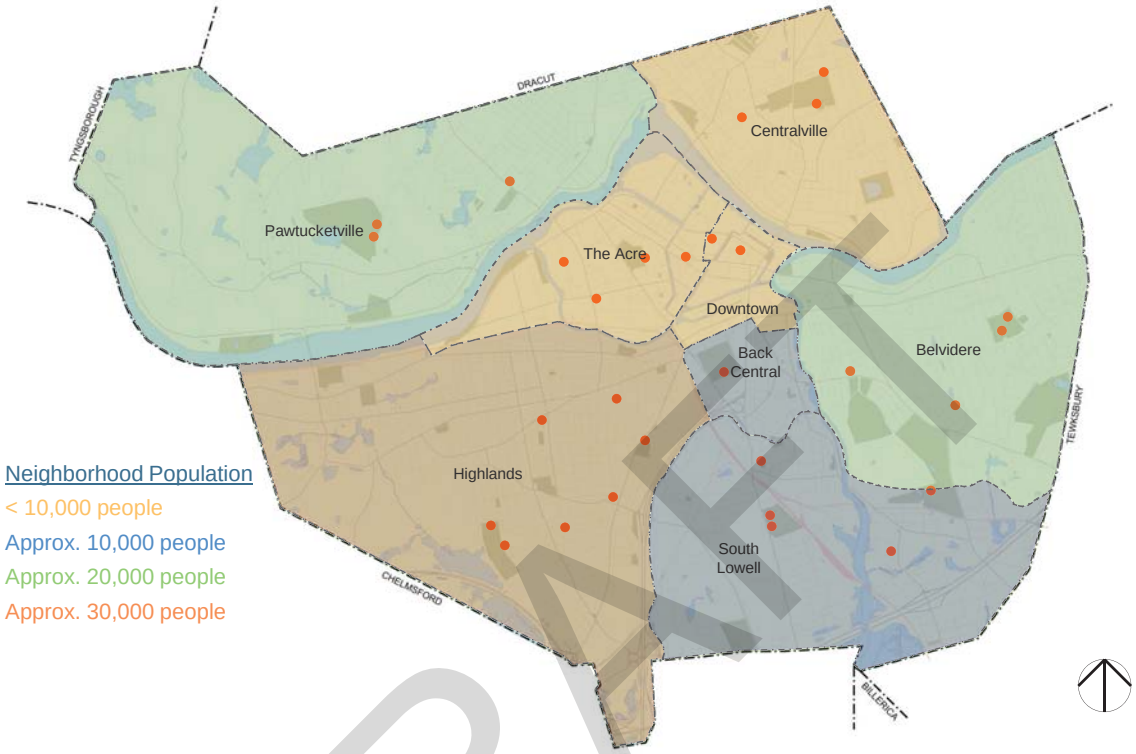
Conversation Lowell – State & Federal Infrastructure



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The state and federal infrastructure includes state parks to the northwest of the city and national historical parks in the urban center. The universities in Lowell are strong and the facilities are easily accessible to the community. And there is an array of other educational landmarks and cultural facilities, which through preservation has helped to revitalize the city. These all contribute to the urban educational environment that makes Lowell's opportunities so diverse. The school system at every grade level should capitalize on these strengths.

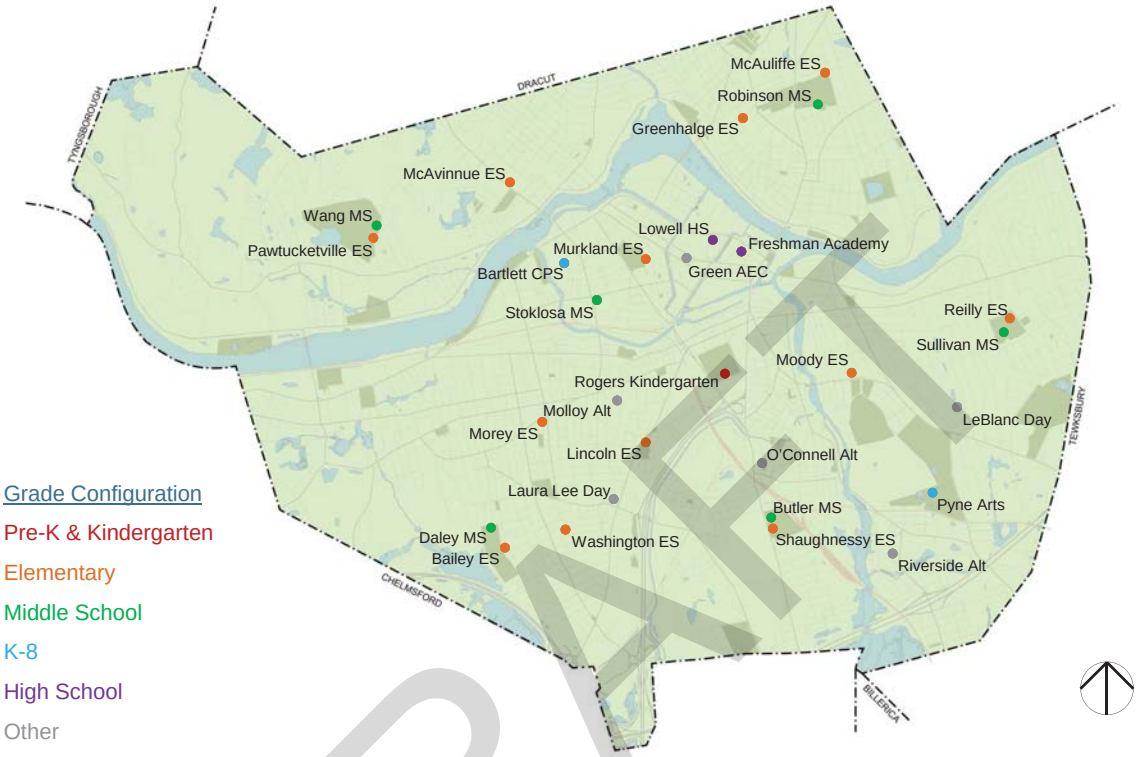
Conversation Lowell – Neighborhood Population



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The current population size of each individual neighborhood is shown in the chart above. This may be a factor in the development of new schools or the expansion of existing facilities.

Conversation Lowell – Your Schools



The current grade configuration of each school facility is shown in the chart above.

DRAFT

Conversation Lowell – Your Schools

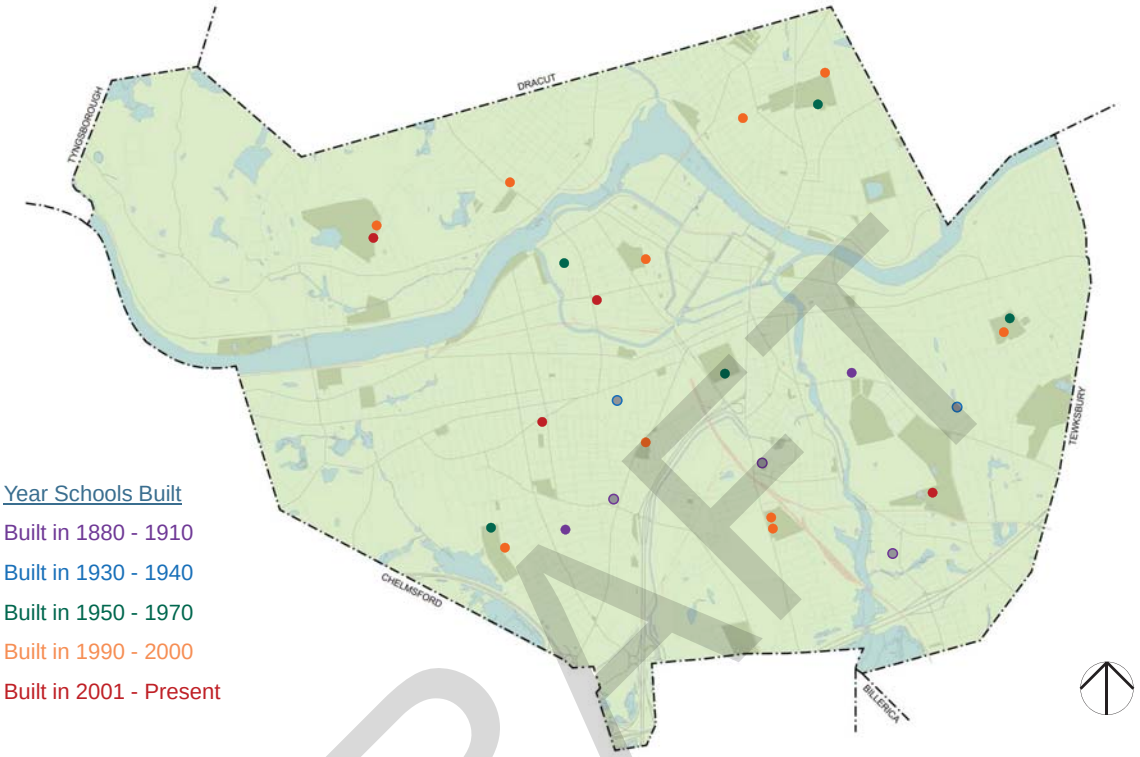


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There is a school assignment policy in Lowell which uses a number of factors when placing students in the school facilities. There are also two zones, generally based on neighborhood locations, plus city-wide schools which are open to the whole city, though still dependent on the prioritization criteria instituted by the District.

The chart above shows the optimal movement of students between elementary schools, middle schools, K-8 schools and the high school throughout their educational life. Due to the current strand sizes, quantity of classrooms, and building sizes of many schools, this pattern is not fully achievable, but would be optimal to plan for in the future. Note that some zoned schools are not located in the neighborhoods they serve. These are essential factors in the development of new schools or the expansion of existing facilities.

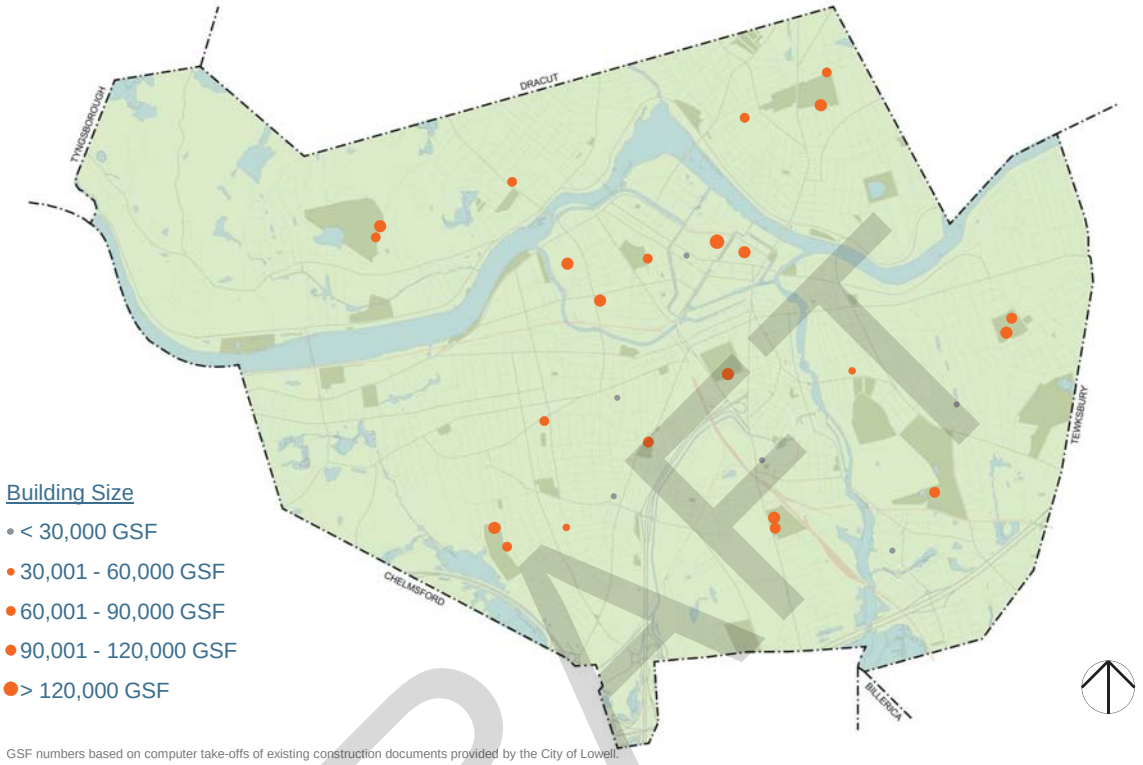
Conversation Lowell – Your Schools



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The current school facilities were built in the years as shown. Many have been renovated or repaired and some have had additions. The age of the original facility is a factor which often relates to the condition of the building envelope, interior finishes, flexibility for 21st century educational methodologies, building systems, and building code related issues and will be relative in the master planning development.

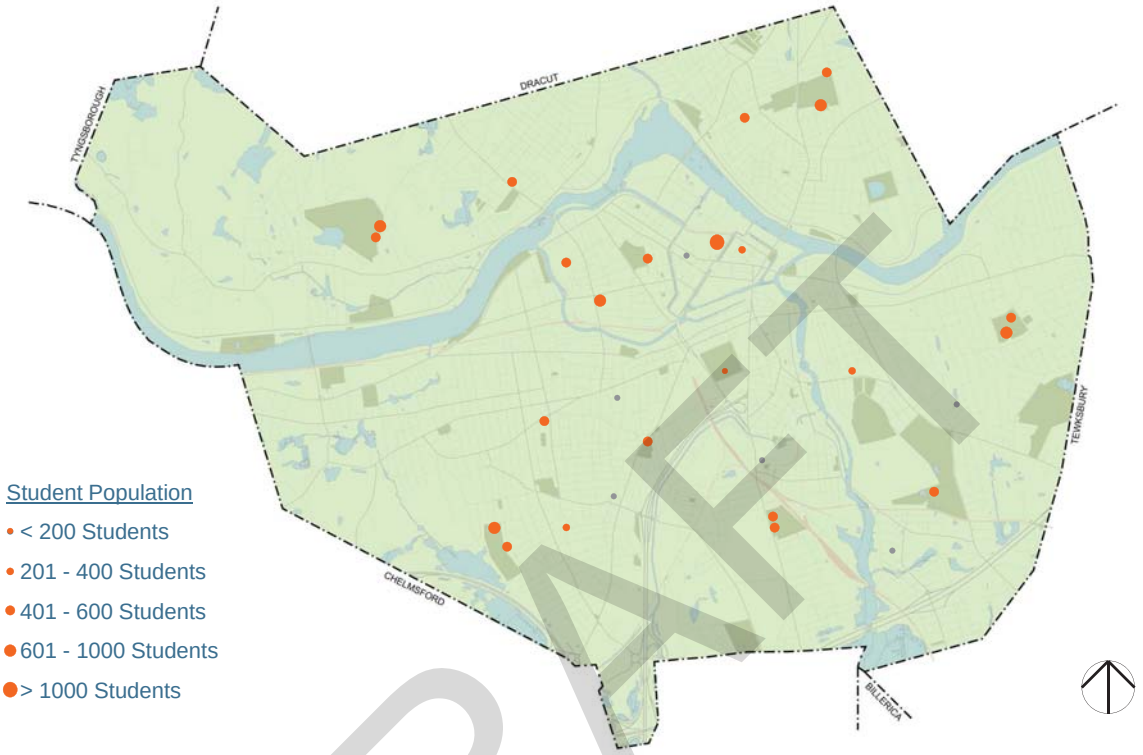
Conversation Lowell – Your Schools



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The current school facilities are of the approximate sizes as shown above. This information was derived from gross square footage takeoffs of the existing conditions construction documents as provided by the City of Lowell.

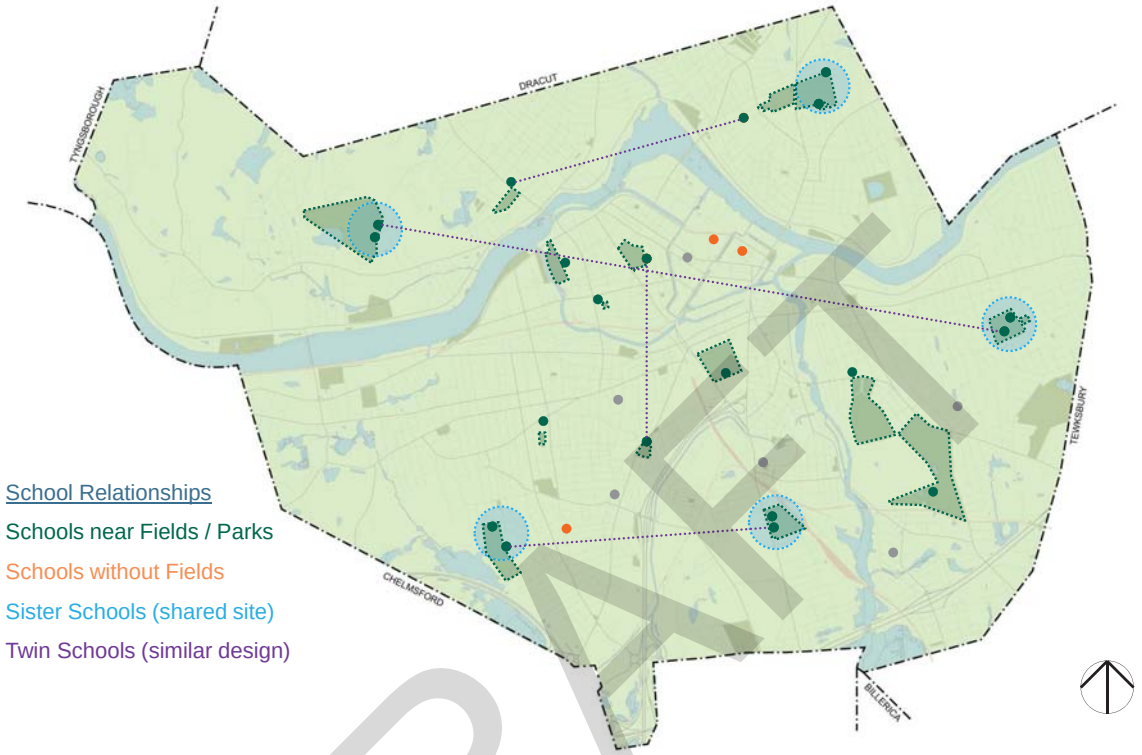
Conversation Lowell – Your Schools



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The student population of the current school facilities is shown above. This information was provided by the Lowell School Department.

Conversation Lowell – Your Schools



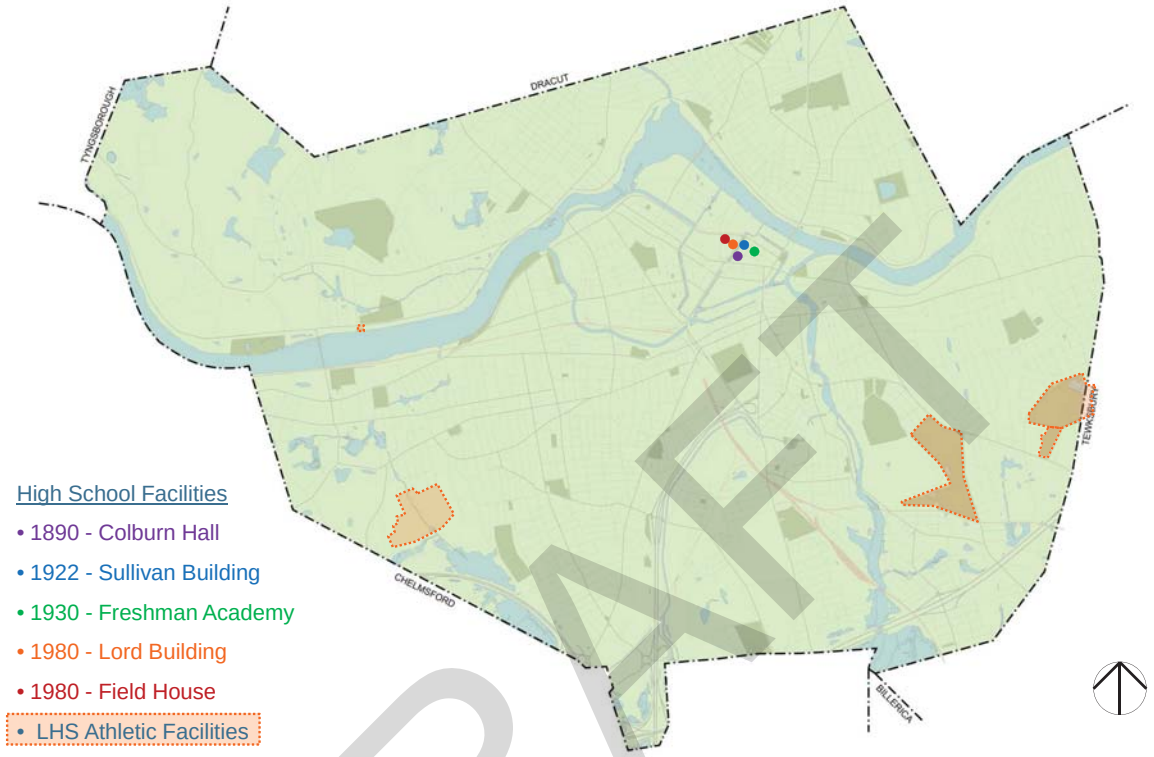
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Most of the current school facilities were built with contiguous playing fields or adjacent to city parks. A few are not close in proximity to parks or playing fields that can be used during the day for physical education. These include the Lowell HS facilities, Washington ES, and the Alternative and Day Schools.

A model in the 1990's for the City of Lowell was to build elementary and middle schools on shared sites. This has been effective in providing shared outdoor spaces for student activities. These "sister" schools include: Pawtucketville ES/ Wang MS; McAuliffe ES/ Robinson MS; Reilly ES/ Sullivan MS; Shaughnessy ES/ Butler MS; and Bailey ES/ Daley MS. Another model of that time period was to build schools of similar design with only slight modifications for the specific needs of the facility. These "twin" schools include: Bailey ES/ Shaughnessy ES; Wang MS/ Sullivan MS; Greenhalge ES/ McAvinnue ES; and Murkland ES/ Lincoln ES.

A desire for providing parity of facilities and educational opportunities has been discussed for this master plan.

Conversation Lowell – Lowell High School



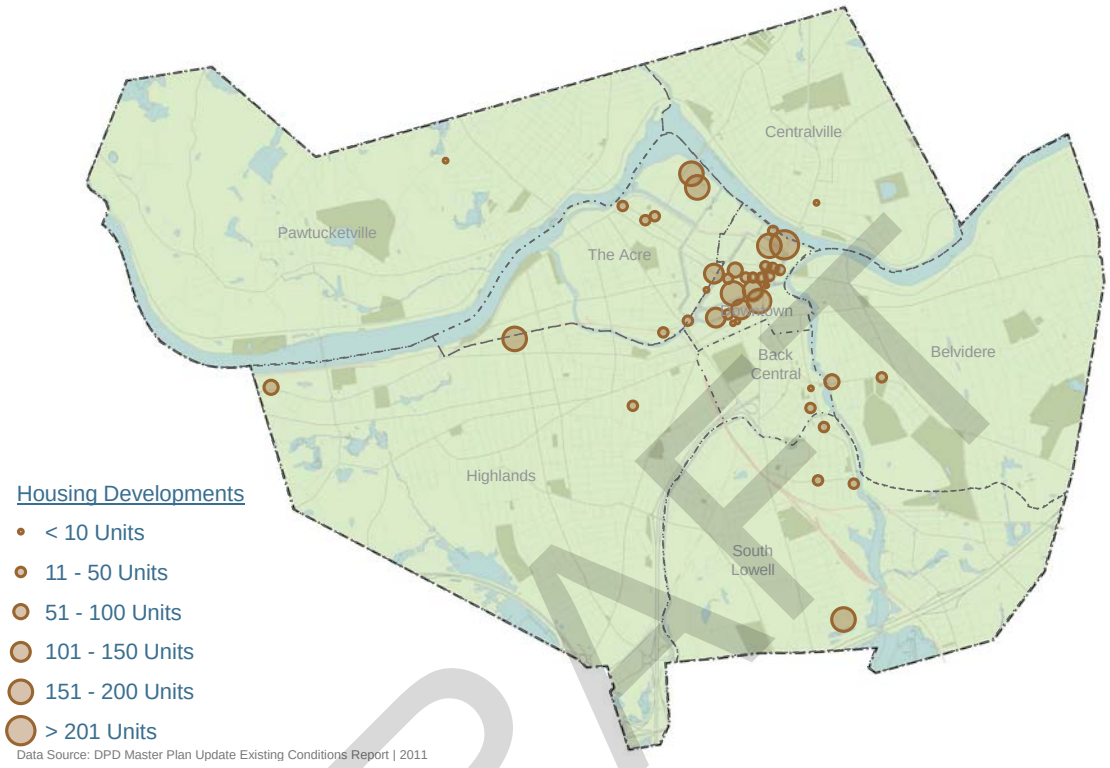
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The Lowell High School facilities are comprised of multiple buildings located on a few city blocks crossing a canal. The original 1890 building was added to in 1922, and included a large interior light well at the intersection of the two brick buildings. The 1980 facility is made up of an educational wing and a field house wing connected by lobby spaces and circulation. These two buildings, the 1890/1922 and the 1980, are connected by two enclosed, glazed bridges which span across the canal and park below.

The Freshman Academy, a completely separate structure, is one city block away. Ninth grade students typically walk along a less dense urban street to access specialty classrooms and the physical education spaces in the main buildings. The Freshman structure also houses their own cafeteria and theater. The Steam Plant, which serves the entire complex, is located between the Freshman Academy and the 1920 facility, and is connected above ground by overhead pipes.

Outdoor athletic facilities are located in multiple locations including Cawley Stadium and Shedd Park to the southeast of the school, the Lowell Boathouse to the west, and Mount Pleasant Golf Course to the southwest. All are accessible only by bus or car.

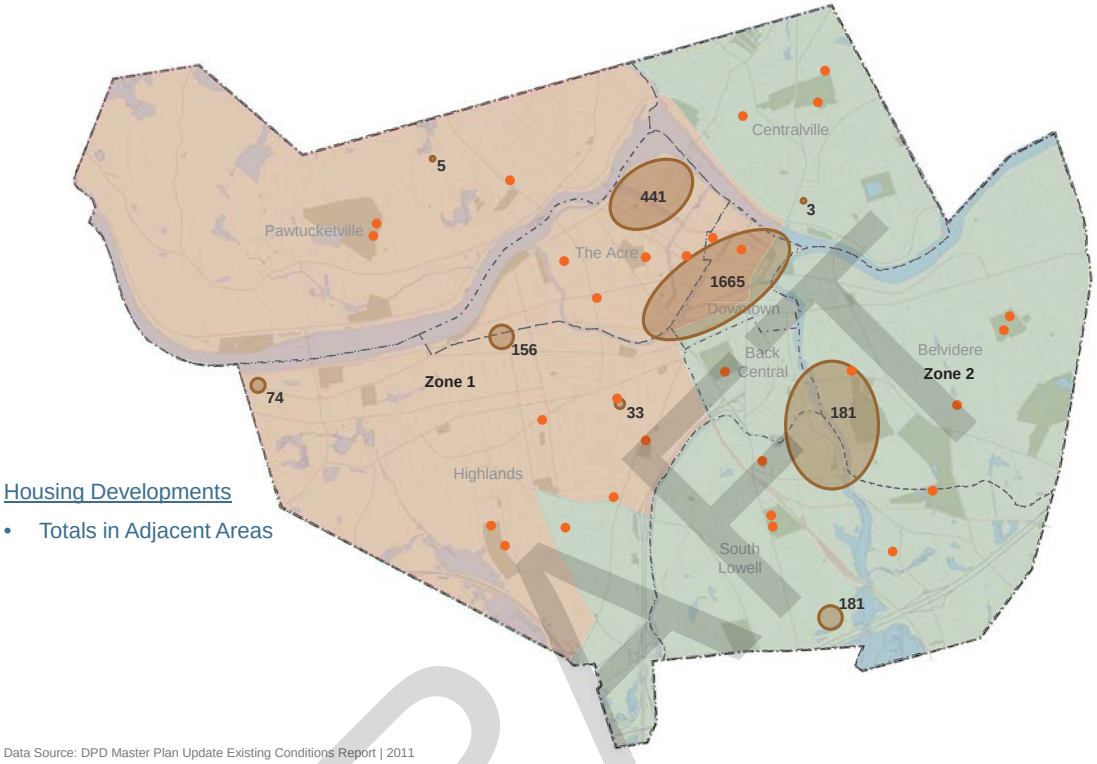
Conversation Lowell – Population Growth



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Using the Lowell "Department of Planning and Development Master Plan Update Existing Conditions Report" dated 2011, the number of new housing developments anticipated in the next decade around the City of Lowell has been shown on the city map above.

Conversation Lowell – Population Growth



Data Source: DPD Master Plan Update Existing Conditions Report | 2011

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The above map shows the result of merging this information in order to understand how these developments affect neighborhoods and specific areas of the city, as shown in the above map. This is a factor in understanding where future school facility overcrowding might occur in the next decade.

Visioning Discussions

On 20 August 2013, the design team including architects and the educational visioning consultant, David Stephen of New Vista Designs for Learning, met with approximately 60 district-wide Lowell educators and administrators for a morning visioning workshop. The expected outcomes were:

1. Share Priority Goals for school facility improvements in Lowell.
2. Assess Lowell's Strengths, Challenges, Opportunities, and Goals with regard to the development of your academic programs and priorities for facility improvements.
3. Explore a range of Skills and Design Patterns that support 21st century teaching and learning.
4. Identify priority 21st Century Skills and Learning Goals and 21st Century Design Patterns for the District.

The following photos are from this workshop.







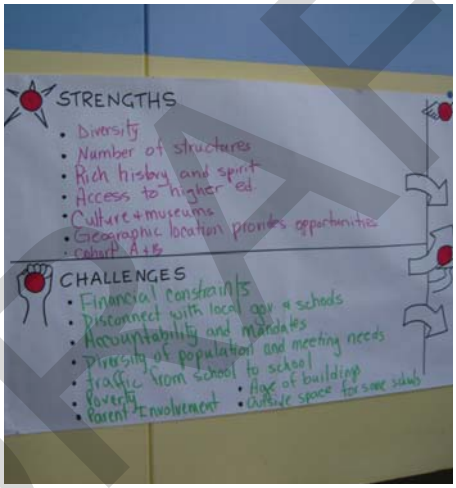


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Design Patterns
Flexible Spaces
Professional Workspaces
Transparency
Distributed Leadership
Greeting and Gatekeeping




PRIORITY GOALS
SAFETY FOR STUDENTS & STAFF
UPGRADING OF TECHNOLOGY
SPACE FOR TEACHER & STUDENT COLLABS
SYSTEM OF PREVENTIVE MAINT & PRIORITIES
INCREASE ABILITY TO RESPOND TO BUBBLES
SUPPORT SPACES THAT SUPPORT THE ARTS
VARIED SPACES / FLEXIBLE


STRENGTHS
Diversity
Number of structures
Rich history and spirit
Access to higher ed
Culture + museums
Geographic location provides opportunities
CHALLENGES
Financial constraints
Disconnect with local gov + schools
Accountability and mandates
Diversity of population and meeting needs
Traffic from school to school
Poverty
Parent involvement
Age of buildings
Outside space for some schools


Design Patterns
1. Flexible Spaces
2. Technology
3. Professional Workspaces
4. Transparency
5. Distributed Leadership
6. Greeting and Gatekeeping





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The Visioning Workshop agenda and report is located in the Appendix to this full report. A summary of the results are highlighted below:

Priority Goals for Facilities Improvement / Individual Responses:

Safety
- For students & staff
- Secure entry lobbies (physical & visual)

Technology
- Improve infrastructure
- Upgrade technology
- Wireless throughout schools
- Technology focused fabrication labs
- Seamless experience

Basic Infrastructure
- Improve all buildings to meet current 2013 requirements
- Improve problems overall incl. flooding basements, leaky roofs, rotting doors, HVAC, windows, etc.
- Improve Air Quality/ Ventilation
- A/C in all schools
- Preventative Maintenance Prioritization

Programmatic
- Collaborative space for teachers & students
- Rooms for special populations & subjects
  - Spaces supporting Arts
  - New/ better Science labs
  - STEM focused curriculum
  - Opportunities for independent learners
  - Multiple pathways for students
- Areas for whole school gathering
- Varied & flexible spaces
- Student centered classrooms with flexible furniture & layouts
- Spaces for professional development
- Be 21st century ready

Other
- Ability to respond to bubbles in population
- Equitable access to the high school (central location)
- Equitable access to gyms and cafeterias across the school system
- Add 2 Special Education schools
- K-8 model
- Greener, more efficient schools

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Strengths, Challenges, Opportunities & Goals / Group Responses*:

Strengths

- Cultural & linguistic diversity of students
- New Teacher Academy
- Highly Qualified Educators
- Diversity of Programs
- Leadership
- Rich history & spirit
- Professional development opportunities

Challenges

- Diversity/ population size/ meeting needs
- Poverty (conditions, challenges, limited support, competing responsibilities)
- Facility Age/ Maintenance
- Lack of Equity across buildings/ programs
- Inability to secure facilities/ lack of safety
- Financial constraints, limited resources & funding
- Professional development & appropriate training for staff
- Technology infrastructure
- Basic comfort & safety
- Parent involvement & communication
- Space

Opportunities

- Updating technology and improve infrastructure
- 21st century schools (Design Camp, STEAM)
- Increased diversity of teachers reflecting student population
- Professional development
- Understanding district needs, providing input & shaping outcomes
- Alternative programs to keep kids in school &/or bringing back to district

Goals

- Adequate, safe & flexible facilities for 21st century
- Technology for 21st century
- Develop programs to meet needs of diverse learners

Desired 21st Century Skills / Whole Group Responses**:

- Critical thinking/ Creative Problem Solving (24)
- Effective Written & Oral Communication (18)
- Integrity/ Ethical Decision Making and Empathy (11)
- Collaboration & Leadership (8)
- Curiosity, Creativity & Imagination (8)

* Results based on similar reponses from more than two groups of attendees.
** Results based on top five highest priorities of all attendees

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Desired 21st Century Facility Patterns / Whole Group Responses**:

- Flexible Spaces (30)
- Technology (20)
- Professional Workspaces (15)
- Collaboration (13)
- Greeting & Gatekeeping (12)

Lowell Educational Leaders / Want to know more about:

- Using Flexible and Multi-purpose Spaces across the curriculum
- Adaptation of existing for Personalized Learning Environments and specialized spaces
- Alternative School Inclusion in this process
- Budgetary and Maintenance Planning for all of the schools
- Check-in and connection throughout the process and to be a part of the ideas, priorities and results

Lowell Educational Leaders / I Used To Think and Now I Think:

1. *I used to Think...* That facilities were simply a space to house instruction.
   And Now I Think... They have a crucial impact on effective instruction.

2. *I used to Think:* That it was impossible to make facility changes to our school buildings.
   And Now I Think... There is a real possibility of change.

3. *I used to Think:* That I had no input into the design of facilities and that it wasn't my role to think of new options.
   And Now I Think... I feel more ownership.

4. *I used to Think:* That 21st century skills and projects, and inquiry-based learning models, are the future for alternative education.
   And Now I Think... That they are the future for all schools.

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The Visioning Workshop was followed by a Goals and Values discussion with the LSFWG and then two separate Goals and Values Discussions with the educational leaders. Day 1 included Assistant Principals and other district wide educators, while Day 2 included Principals and other administrators. After a short presentation, the leaders had the opportunity to brainstorm together about the most critical factors that will affect the educational & facility programming for the next decade and the master planning options that are being developed. They then voted on their top three choices using colored stickers. The results of the leaders thoughts on critical factors are summarized below.

Most Critical Factors – Goals & Values

	VOTES: Day 1 / Day 2 = Total	
GRADE CONFIGURATION	0 / 239 =	239
OVERCROWDING	84 / 0 =	84
SAFETY/ SECURITY	82 / 0 =	82
HIGH SCHOOL- TRADITION VS. NEW SCHOOL	44 / NA =	44
HIGH SCHOOL- CENTER CITY SITE VS. NEW SITE	NA / 44 =	44
PARITY OF EDUCATIONAL SPACES IN SPED / ALT	0 / 24 =	24
FACILITY CONSTRUCTION & ONGOING MAINTENANCE	0 / 12 =	12
PARITY OF EDUCATIONAL SPACES IN ES / MS	10 / 0 =	10
PARENT/ FAMILY INTERFACE	7 / 0 =	7
PARKING CONCERNS	5 / 0 =	5

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Goals and Values for the Study

Using the critical factors shown above, and working with the school department and LSFWG, the Goals and Values / Priorities and Objectives to be used for this Masterplan Study were developed for the School Committee's approval. Meeting discussions included topics relative to adjacency to fields or suitable play areas; potential for new pairings of shared sites; neighborhood issues and parity; school assignment plan and zones; school facility assessments and existing conditions of buildings; educational programming; city infrastructure and barriers to efficiency; availability of current or alternate sites; and the high school organized as one or two schools.

Final themes that were considered in developing these goals and values included:

- Ideal Size of School Buildings
- Students per Classroom/ Classrooms per Grade
- Grade Configuration Goals (PK-K, ES, MS, K-8)
- High School Goals
- Magnet / Special programmed schools

- Special spaces (Arts, Science, Other)
- Certain Amenities & Parity Goals
- Technology Goals
- Security Goals
- Special Education Goals
- Building Systems Goals
- Parking Goals
- Budgetary Goals
- Are Washington and Moody to remain as is?
- Sustainable features/ energy efficiency vs. cost?
- High impact/ High quality/ Low maintenance finishes vs. cost?

With some discussion and minor tweaks, the Goals and Values were approved and are as shown below. These objectives will guide the development of solutions for the Comprehensive Masterplan Study.

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FINAL Goals, Values & Objectives for the Master Plan Study

OPERATIONAL ORGANIZATION

1. Use **NESDEC's 10 year, projected, average enrollment for all schools, plus 15 swing classes in grades 1-8**.
2. Provide for the **preferred class sizes of 20-22 at elementary, 22-24 at middle and under 25 at high school**.
3. Provide for the **preferred school strand sizes of four at elementary schools, six at middle schools and two at Washington, Moody and K-8 schools**.
4. Consider providing one or multiple Early Childhood Centers for **Universal, half day, Pre-K** in the Lowell school system.
5. Consider restructuring the current **grade configuration to be: K-5, 6-8, and 9-12, while maintaining 2 or more K-8 schools**.
6. Provide **classroom space to allow more special needs students to remain** in the Lowell school system.
7. Consider **sustainability and life cycle operating costs in all budgetary decisions**.
8. Provide a **clear plan to resolve the immediate repair and maintenance** needs in a timely manner.
9. Educate the City on the **need for ongoing investment in the current facilities**.

PHYSICAL SPACE & FEATURES

1. Family value in education is important: Schools should be designed to **create a strong partnership with families**.
2. Provide **more dedicated space for Special Education instruction** at each neighborhood school.
3. Consider **multiple Lowell High School location options,** including two similar schools under one roof.
4. Retain **Washington and Moody and upgrade to provide parity** in amenities as compared to other neighborhood schools.
5. Resolve classroom overcrowding while providing **dedicated educational and support spaces at each school per current MSBA guidelines**.
6. Provide **21st century-style, flexible spaces** for the development of critical thinking, creative problem solving, independent learning, and student and teacher collaboration at each school.
7. Safety and Security is a priority: Provide **main offices at all front lobbies, security cameras, secure entry hardware, and functioning lockers**.
8. Upgrade and improve **technology to meet 21st century educational needs**, supporting a wireless network and an environment for 1-to-1 student devices for shared, interactive content.
9. Upgrade **Alternative Schools to meet the other neighborhood school standards**.

Enrollment Projections

Demographic and enrollment projections were prepared by New England School Development Council (NESDEC) in April 2013. The information included historical and projected enrollments for the Lowell Public School System, demographic and housing data, and regional and national data. In Fall 2013, the information was evaluated by OMR, along with the school department, as the district was analyzing current enrollments for the opening of the school year. It was determined that there were some inconsistencies with the projected current data. The work was corrected and updated by NESDEC in October 2013. Both the original and final NESDEC reports can be found in the Appendix to this manual.

Below is the historical enrollment which shows that the K-8 population had a historical high of 10,792 students and the grades 9-12 historical highpoint was 3,906 students in the same year of 2003-2004. While the high school enrollment has dropped over the last decade since that high, the K-8 enrollment hit a low in 2007-8, but has since risen in the successive years. Today, the K-8 population is 10,440 and 9-12 is 3,134.

As one reviews the enrollment projections on the following pages, the expansion of the student population in Lowell is quite evident. In 2020-2021, the projected high in K-8 will be 11,532 and in 2023-24, the highpoint in grades 9-12 will be 3,897. For now, the enrollment curve, as shown in the following pages, seems to suggest that these enrollment numbers will be with Lowell for awhile. This should be monitored in subsequent years to be sure that the school building and classroom sizes are commensurate with the student population.

NESDEC

Lowell, MA Historical Enrollment

School District: **Lowell, MA 3rd DRAFT - Oct 1 unverified enrollments** **10/30/2013**

Historical Enrollment in Grade Combinations

Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2003-04	7219	6812	8116	10792	5169	3980	2676	6582	3906
2004-05	7010	6581	7783	10439	4997	3858	2656	6391	3735
2005-06	6801	6374	7485	9927	4655	3553	2442	6164	3722
2006-07	6745	6277	7381	9702	4522	3425	2321	6032	3711
2007-08	6629	6177	7288	9480	4307	3303	2192	5765	3573
2008-09	6733	6286	7287	9532	4241	3246	2245	5641	3396
2009-10	6848	6375	7385	9540	4195	3165	2155	5445	3290
2010-11	7011	6533	7580	9719	4304	3186	2139	5523	3384
2011-12	7065	6578	7692	9881	4321	3303	2189	5353	3164
2012-13	7447	6948	7965	10251	4353	3303	2286	5399	3113
2013-14	7675	7072	8143	10440	4474	3368	2297	5431	3134

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Lowell, MA Projected Enrollment

School District: Lowell, MA 3rd DRAFT - Oct 1 unverified enrollments **10/30/2013**

Enrollment Projections By Grade*

Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2008	1775		2013-14	603	1311	1268	1228	1063	1096	1106	1071	1111	1186	942	746	682	764	27	13601	14204
2009	1736		2014-15	608	1282	1298	1254	1201	1073	1118	1114	1154	1118	990	789	689	691	27	13798	14406
2010	1679		2015-16	613	1240	1269	1284	1227	1213	1094	1126	1200	1161	933	829	729	698	27	14030	14643
2011	1768		2016-17	618	1306	1228	1255	1256	1239	1237	1102	1213	1207	969	781	766	738	27	14324	14942
2012	1758	(est.)	2017-18	623	1299	1293	1214	1228	1268	1264	1246	1187	1220	1007	811	721	776	27	14561	15184
2013	1743	(est.)	2018-19	628	1273	1286	1279	1188	1240	1286	1273	1342	1194	1018	843	749	730	27	14728	15356
2014	1737	(est.)	2019-20	633	1268	1260	1272	1251	1199	1257	1295	1371	1350	997	852	778	759	27	14936	15569
2015	1737	(est.)	2020-21	638	1268	1255	1246	1244	1263	1216	1266	1395	1379	1127	835	787	788	27	15096	15734
2016	1749	(est.)	2021-22	643	1277	1255	1241	1219	1256	1281	1225	1364	1403	1151	943	771	797	27	15210	15853
2017	1745	(est.)	2022-23	648	1274	1264	1241	1214	1231	1274	1290	1320	1372	1171	964	871	781	27	15294	15942
2018	1742	(est.)	2023-24	653	1272	1261	1250	1214	1226	1248	1283	1390	1328	1145	980	890	882	27	15396	16049

*Projections should be updated on an annual basis.

Based on an estimate of births | Based on children already born | Based on students already enrolled

Note: Kindergarten projection has been updated to include the 2013-14 pattern of enrollments.

Projected Enrollment in Grade Combinations*

Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2013-14	7675	7072	8143	10440	4474	3368	2297	5431	3134
2014-15	7834	7226	8340	10612	4504	3386	2272	5431	3159
2015-16	7940	7327	8453	10814	4581	3487	2361	5550	3189
2016-17	8139	7521	8623	11043	4759	3522	2420	5674	3254
2017-18	8189	7566	8812	11219	4917	3653	2407	5722	3315
2018-19	8180	7552	8825	11361	5095	3809	2536	5876	3340
2019-20	8140	7507	8802	11523	5273	4016	2721	6107	3386
2020-21	8130	7492	8758	11532	5256	4040	2774	6311	3537
2021-22	8172	7529	8754	11521	5273	3992	2767	6429	3662
2022-23	8146	7498	8788	11480	5256	3982	2692	6479	3787
2023-24	8124	7471	8754	11472	5249	4001	2718	6615	3897

See "Reliability of Enrollment Projections" section of accompanying letter.
Projections are more reliable for Years 1-5 in the future than for Years 6 and beyond.

Projected Percentage Changes

Year	K-12	Diff.	%
2013-14	13601	0	0.0%
2014-15	13798	197	1.4%
2015-16	14030	232	1.7%
2016-17	14324	294	2.1%
2017-18	14561	237	1.7%
2018-19	14728	167	1.1%
2019-20	14936	208	1.4%
2020-21	15096	160	1.1%
2021-22	15210	114	0.8%
2022-23	15294	84	0.6%
2023-24	15396	102	0.7%
Change		1795	13.2%

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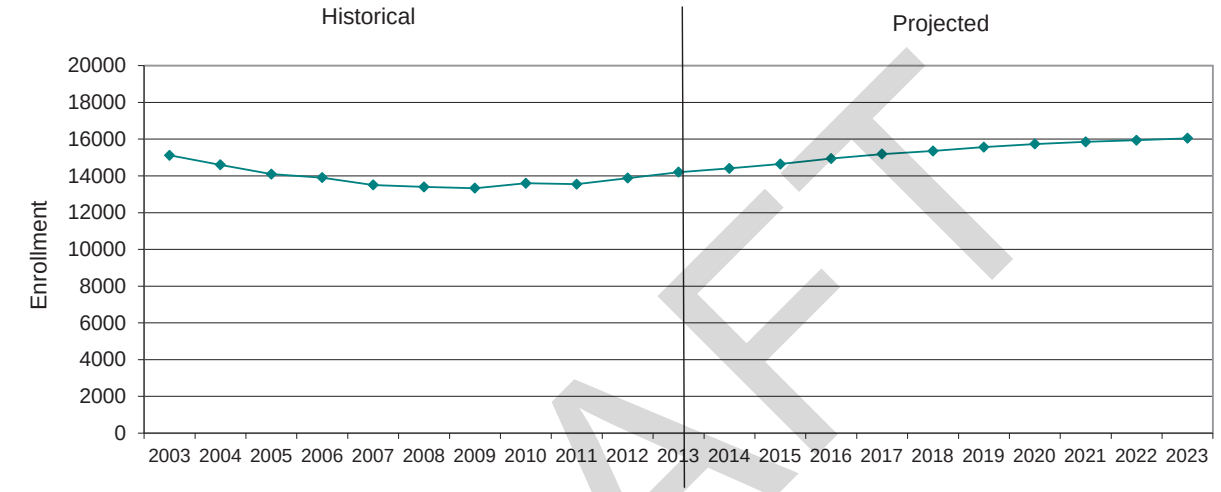
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NESDEC

Lowell, MA Historical & Projected Enrollment

PK-13, 2002-20223



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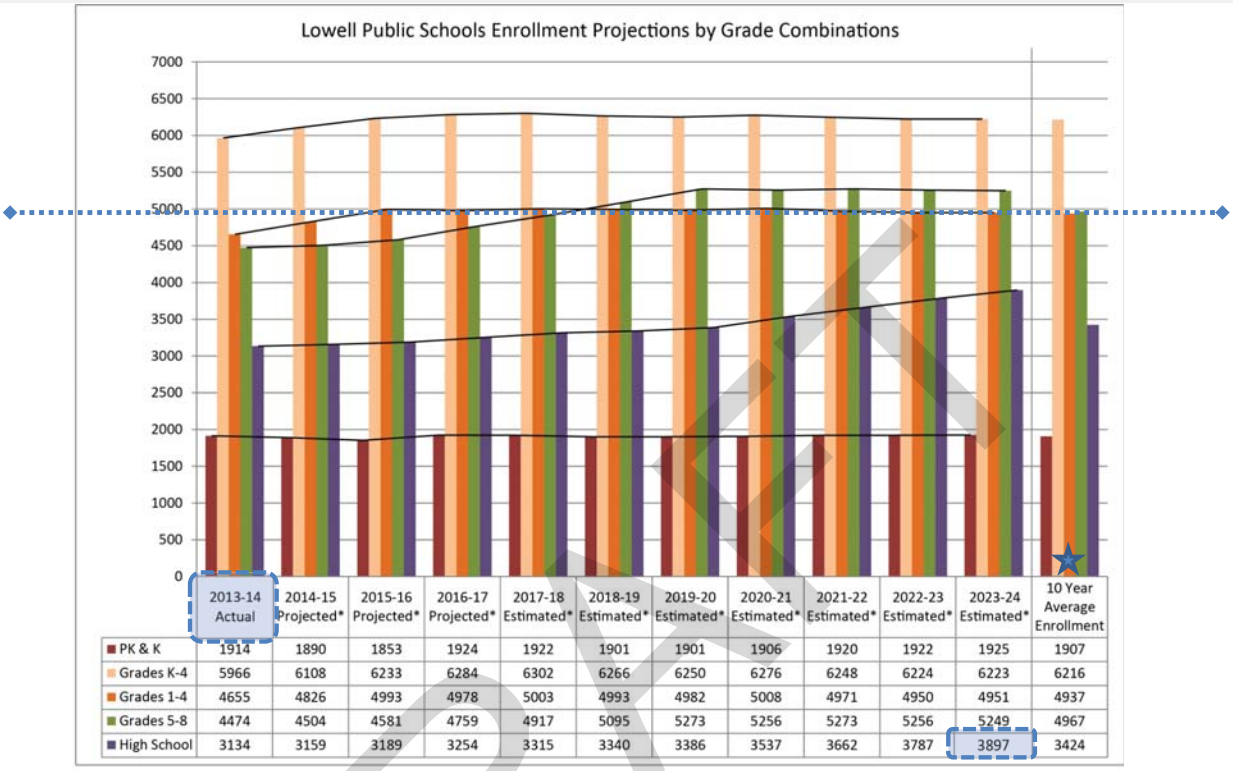
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The following page shows the enrollment projections by grade as grouped into the following categories:

- PK and K
- Grades K-4
- Grades 1-4
- Grades 1-5
- High School

The current population is shown as 2013-14 (Actual). Note that the PK-K grouping generally shows a flat curve for the next decade. But the K-4, 1-4 and 5-8 groupings show a clear growth curve over the next three to six years, which then levels off around their respective high points. This follows through into the high school grouping, which shows its highpoint at the ten year mark.

Final Enrollment Projections by Grades



	2013-14 Actual	2014-15 Projected*	2015-16 Projected*	2016-17 Projected*	2017-18 Estimated*	2018-19 Estimated*	2019-20 Estimated*	2020-21 Estimated*	2021-22 Estimated*	2022-23 Estimated*	2023-24 Estimated*	10 Year Average Enrollment
PK & K	1914	1890	1853	1924	1922	1901	1901	1906	1920	1922	1925	1907
Grades K-4	5966	6108	6233	6284	6302	6266	6250	6276	6248	6224	6223	6216
Grades 1-4	4655	4826	4993	4978	5003	4993	4982	5008	4971	4950	4951	4937
Grades 5-8	4474	4504	4581	4759	4917	5095	5273	5256	5273	5256	5249	4967
High School	3134	3159	3189	3254	3315	3340	3386	3537	3662	3787	3897	3424
TOTAL PK-12	14,204	14,406	14,643	14,942	15,184	15,356	15,569	15,734	15,853	15,942	16,049	15,262

* Projected or Estimated by NESDEC report dated October 30, 2013
★ = 10 year average enrollment

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For masterplanning purposes, the school department feels it is appropriate to use the ***ten year average enrollment plus 15 classroom swing spaces,*** for grades PK-8. The swing spaces are provided for the following reasons:

- to aid in the distribution of students into their school assignments across the city;
- to ease the regular fluctuation of classroom populations to account for the alternative and day school students' integration throughout the school year; and
- to handle the projected and steady enrollment high years in the grades 5-8 population.

The school department also feels it is appropriate to use the high school ***ten year maximum enrollment*** of 3,897 and rounded to 3,900 students, for masterplanning purposes as the historical ten year high was over 3,900, and there is only one high school in the city.

These enrollment projections shown in the chart above, combined with any current overcrowding statistics as shown later in this report, were used to develop the masterplanning options for Lowell Public Schools.

3 Evaluation of Existing Building Conditions

- Overview
- Existing Conditions Graphic Summaries
- Existing Conditions Reports

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Overview

Process

Building conditions assessments for all twenty-nine school facilities within the Lowell Public School District were carried out between late June and September 2013. Design team members from OMR Architects, structural engineers Foley Buhl Roberts & Associates and building system engineers Garcia Galuska DeSousa Consulting Engineers performed the existing conditions evaluations, which included:

1. Review of available construction drawings and facilities reports as provided by the City. The completeness of drawings varied from school to school, with some buildings having limited or no existing drawings available; these typically the oldest structures such as the Moody, Washington, Cardinal O'Connell, Laura Lee, Molloy, Riverside and the Green School buildings.
2. Touring the existing sites and buildings, recording observations and taking photographs.
3. Interviews with head custodial staff for information on building history and current issues

Documents for each school were prepared, including site analyses graphics, existing building conditions evaluation reports and a selection of representative photographs.

The evaluations were developed to identify current deficiencies and needs, to both establish the scope of required repairs and to assist in understanding the existing conditions as they related to determining the master plan recommendations.

Existing Conditions Synopsis

Given the diversity of age and characteristics of construction of the Lowell school buildings, there was a variety of general condition levels observed. However, buildings of comparable age or type were found to be in similar condition. For example, schools built or renovated during the 1990's era are in generally fair to good condition; these being the majority of schools in the district. Buildings among the oldest in the City, typically the alternative and day schools and the Moody and Washington schools, have several aspects that are either poor or can be considered non-functional (accessibility, toilet rooms, building envelope, paving, MEP).

As could be expected, the newest schools (Morey, Stoklosa, Pyne Arts) are typically in good to excellent overall condition. The Lowell High School buildings are generally fair to good architecturally and structurally, but rank among some of the poorest condition schools relative to MEP systems.

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Site

Primary components of the site conditions evaluations, such as pedestrian and vehicular paving, landscaping and site walls and site stairs are mostly in fair condition. There is a general need to replace or repair hardscape surfaces of all types. Landscaping tends to be simple - lawns with limited areas of decorative plantings, and would best be served by additional maintenance. Overgrown vegetation is often in direct contact with building surfaces or exterior light fixtures. There are many site walls at level changes and site feature areas (non-retaining) which have deteriorated significantly from either water intrusion or physical impact. Storm water control appears typically functional, but there are several instances of observed poor drainage and ponding as noted in the reports.

Building Envelope and Exterior

Exterior walls are typically in good to fair condition with noted exceptions. Most of the older masonry veneers are in need of cleaning, repair and either partial or full repointing.

Windows and curtainwall systems are often serviceable but require sealant replacement, reglazing to address broken panes or plastic glazing, and hardware repairs. Complete window replacement is needed at some of the oldest schools. Exterior doors and entry systems are in fair condition, with several locations corroded and with problematic hardware.

Roofing conditions vary, with both routine maintenance and whole-roof replacements needed. Several of the early to mid 1990's era school roofs are nearing the end of their useful life, and membrane failures have started to emerge. Roof drains were often seen unable to function properly because of accumulated debris - routine maintenance to keep drains clear is critical. There are some skylight failures that require immediate attention, and many original snow guards at sloped standing seam metal roofs need to be replaced with heavier duty components to withstand snow and ice.

Building Interior

Interior finishes can be considered in overall fair to good condition. Common needs include minor floor and wall repairs and repainting of gypsum wall board walls, ceilings, interior metal doors & frames and metal stair components. Wood trim and paneling often require refinishing. Replacement of water-damaged acoustical ceiling tiles is universal. Sources of water intrusion either via roof leaks, skylight leaks, ground water or building system piping should be resolved prior to finish repairs. The District has established a policy of replacing worn classroom carpeting with resilient flooring (typically VCT), which has been considered by the reports.

The casework condition is generally good with minor repairs required. Several schools have casework and sink cabinets that do not fully meet current accessibility standards.

Interior door hardware condition varies, with some schools in good condition overall and

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compliant with current codes, while others have original and obsolete non-compliant hardware. Hardware typically requires minor repair and adjustment throughout the district.

Interior stairs often require replacement of worn finishes. Stairs at several schools do not comply with current codes for treads, risers, handrails and guardrails. Report recommendations include applicable modifications.

Toilet rooms are often non-accessible, and facilities at the oldest schools are in very poor condition and have plumbing code, non-compliance issues as well.

Structural Systems

The structural evaluations indicate that none of the buildings have any significant concerns at this time and are in generally good condition - there are some small scale repairs needed as detailed in the individual reports. Note that future building renovations meeting minimum thresholds could require upgrades to existing structural systems in order to meet current building code requirements as discussed below.

Building Systems

Fire protection systems are generally in good condition. There are some miscellaneous recommendations as noted in the reports, including separating domestic water and fire protection services.

Plumbing systems are also in good condition, generally requiring only minor maintenance, with the exception of the oldest buildings. Several schools have either obsolete or non-accessible plumbing fixtures that should be replaced.

Mechanical systems district-wide are in fair condition overall. HVAC terminal components and automatic temperature controls are in poor condition for the many buildings. The overall mechanical system at the Lowell High School (all buildings) is in poor condition - most equipment is considered antiquated and not energy efficient.

On building management controls, the configuration is a centralized model for district monitoring, but the current piecemeal controls approach could make upgrades and additional monitoring point additions difficult. Not all equipment is currently connected to digital controls and the environmental temperatures monitored use averaged values that don't address individual space readings and variables.

Electrical systems are in good condition typically, with some components at the alternative schools and Lowell High School in fair to poor condition. Interior lighting is good overall, given the recent upgrades by Ameresco, but not all areas were included. Exterior lighting is fair to good and upgrading to LED fixtures is recommended for reduced maintenance and higher efficiency. The security and fire alarm systems, while functional, can be considered outdated by today's standards. Parts availability for these older systems will make repairs

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and maintenance challenging, and replacements are recommended. Data systems are in good condition and in the process of being upgraded by the district to CAT 6 cabling.

The building system reports typically include recommendations to upgrade systems for greater performance efficiency. See the reports for details.

Code Compliance Factors and Thresholds

Code requirements governing modifications to existing buildings vary depending upon the nature of the work. Follows are typical scenarios per the 2009 International Building Code:

- Additions – must comply with the requirements for new construction. The existing building and new addition together must be no less conforming.
- Alterations – should be no less compliant than existing building (with limitations).
- Repairs with permit – Must comply with applicable code at time of the original construction.
- Repairs without permit – These are not subject to requirements of repair projects.

Structural code compliance for seismic and live load requirements are required when:

- The renovation exceeds 50% aggregate area of the building
- 30% of the floor and roof are involved in the structural alteration
- If work triggers one or more of the above, then the structural system must be upgraded to meet 75% of the code standard for new construction.

Note the following codes all have similar thresholds and requirements:

- Fire Code
- Fuel and Gas
- Mechanical and Plumbing
- Property Maintenance
- Sewage Disposal

M.G.L. c. 148, Automatic Sprinklers

The requirements for sprinkler systems are uniformly applied to all cities and towns within Massachusetts: All additions and/or renovations to existing buildings exceeding in the aggregate 7,500 SF must comply.

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MAAB - 521 CMR - Massachusetts Architectural Access Board

Accessibility requirements per the MAAB regulations must be satisfied per the following:

- All new buildings and additions must fully comply (i.e., toilet rooms, plumbing fixtures, accessible routes - site and building access, exterior and interior doors and hardware, etc.)
- If the renovation exceeds 30% of the full and fair cash value of the existing building:
  - Renovations, alterations and repairs must fully comply
  - Entire existing building must fully comply

The aggregate cost of work performed over time and through multiple permits in any 36 month period applies to the requirements for modifications to existing buildings.

The existing conditions evaluation reports include entries for observable MAAB non-compliance items. Report recommendations include work to provide basic accessibility to buildings (entry and access to all floors), access to stages and accessible toilet rooms. Additional MAAB requirements (casework, signage, sinks, etc.) are noted as contingent upon meeting the threshold for building renovations as outlined above.

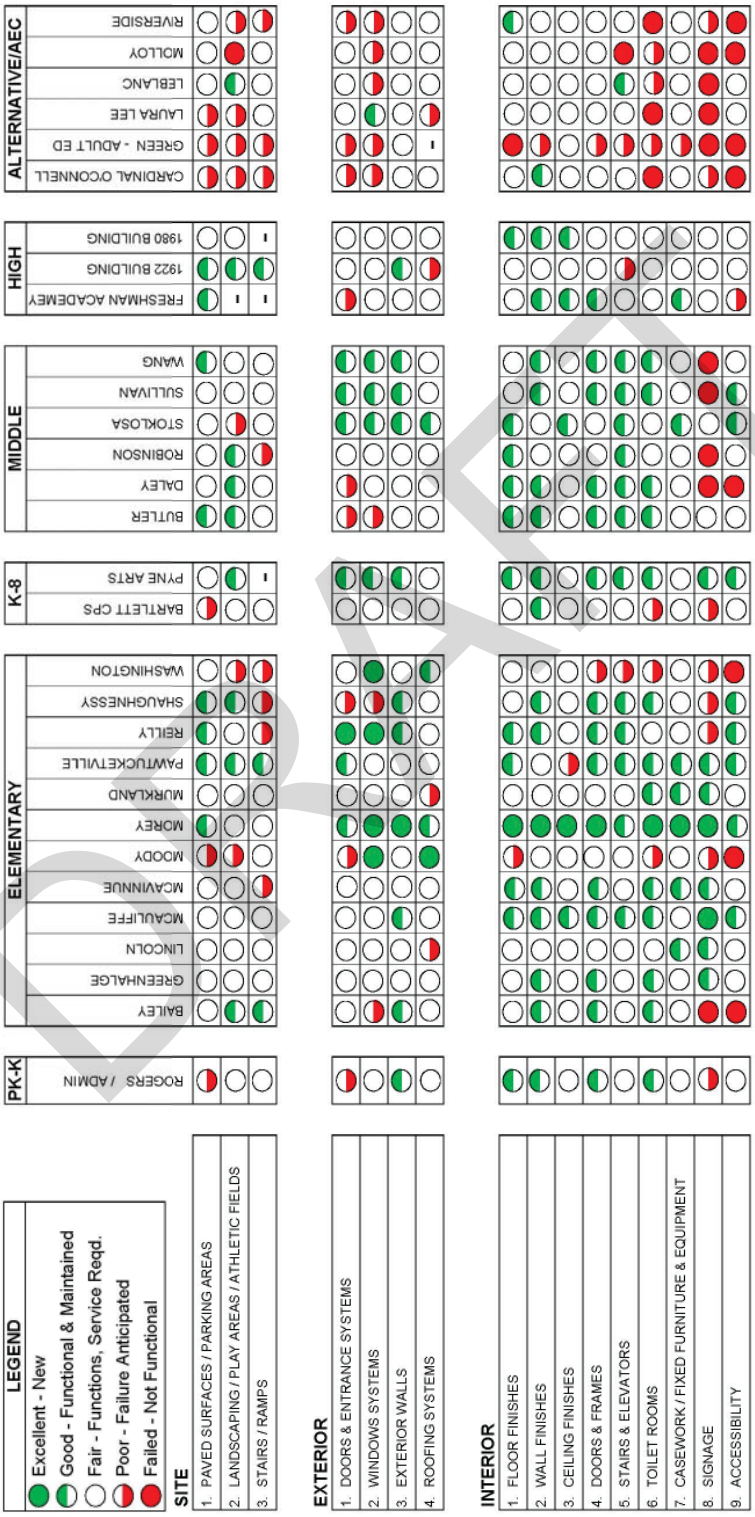
Existing Conditions Graphic Summaries

The following existing conditions summary charts for the architectural and engineering evaluation categories provide a consolidated, color-coded view of the primary elements and building systems for each school.

These have been organized in the same school groupings as is consistent throughout this report.

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Existing Conditions - Architectural Summary



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Existing Conditions - Engineering Summary



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Existing Conditions Reports

The reports in this section assess the existing physical building conditions only and do not address any space program concerns, which can be found in Section 4 - Educational Programming. Reports for each school are organized into several major categories - general building information, architectural - comprising the site, the building exterior and the building interior, and the structural, fire protection, plumbing, mechanical, electrical and telecommunication systems.

Within each category are many elements, each having a condition description and an accompanying action recommendation, if applicable. Actions are given a priority ranking to indicate whether the item should be addressed in the immediate (within one to two years), short term (within years one through five) or long term (within years six through ten) time frames over the 10-year capital plan period.

For ease of use, items have numerically ranked condition levels to provide a ready understanding of their state. Architectural and MEP reports have an age factor, noting whether an item is considered new or recently installed, is within its expected service life or is obsolete and no longer suitable. Where applicable, actionable items carry estimated quantities of associated areas or materials.

Action items that should be performed through routine maintenance are identified as being under the District maintenance budget.

Refer to the Capital Plan section of this report for both individual line item costs and order-of-magnitude school repair project costs.

These existing conditions evaluations provide clear and comprehensive information about the current state of the Lowell Public school buildings and provide the District with critical information for prioritizing and budgeting the repair work necessary to maintain and upgrade the facilities.

This information was instrumental for understanding the District as a whole, informing the master plan options and recommendations, and determining the scope of work and scheduling of projects for the proposed ten-year capital plan.

The individual reports are numbered in accordance with the following directory.

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Existing Conditions Reports Directory

Elementary Schools

1 Bailey Elementary School

2 Greenhalge Elementary School

3 Lincoln Elementary School

4 McAuliffe Elementary School

5 McAvinnue Elementary School

6 Moody Elementary School

7 Morey Elementary School

8 Murkland Elementary School

9 Pawtucketville Memorial Elementary School

10 Reilly Elementary School

11 Shaughnessy Elementary School

12 Washington Elementary School

Middle, K-8 and the Rogers Schools

13 Butler Middle School

14 Daley Middle School

15 Robinson Middle School

16 Stoklosa Middle School

17 Sullivan Middle School

18 Wang Middle School

19 Bartlett Community Partnership K-8 School

20 Pyne Arts K-8 School

21 Rogers Kindergarten/Administration Building

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22-23 Lowell High School

Freshman Academy

1922 Building

1980 Building

Boiler Plant

Alternative and Day Facilities

24 Cardinal O'Connell Alternative School

25 Laura Lee Therapeutic Day School

26 LeBlanc Therapeutic Day School

27 Molloy Alternative School

28 Riverside Alternative School

29 Green School - Adult Education Center

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1 Dr. Gertrude Bailey Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Sloping site shared with Daley MS and baseball fields; residential neighborhood to the north, residential neighborhood to the east, wooded area and residential neighborhood to the south, wooded area & wetlands to west
- Tight site; limited buildable area
- Shared parent and bus drop-off / pick-up areas and staff parking
- Parking is limited do to site constraints

Surfaces and features:

- Concrete and bituminous paving surfaces, including play areas are in good to fair condition in many locations requiring minor repairs
- Concrete curbing is in fair condition in many places and should be repaired and/or replaced
- Chain link fencing at southwest terrace should be replaced
- No apparent site drainage issues

Building Exterior

Exterior wall and canopies:

- Most exterior windows have hardware in poor condition which should be replaced
- All exterior door hardware is in fair to poor condition and should be replaced
- Brick masonry appears to be in good condition
- Steel framed canopy structures at entrances are in good to fair condition and require minor repairs and paint if retained
- Razor wire and barb wire at service and main entrance roof edges

Roof:

- Flat roofs and associated flashings/copings are in good to fair condition and require minor repairs
- Sloped metal roofs appear to be in good condition
- One skylight should be replaced

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Summary Narrative

Building Interior

Finishes:

- GWB walls and ceilings should be painted in some areas
- Ceramic tile wainscot in corridors appears to be in good condition
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Carpet is in fair condition and should be replaced in some areas
- VCT in fair to good condition – replace damaged tiles
- Gymnasium synthetic flooring in good condition
- Plastic laminate casework and hardware is in good to fair condition and does not meet current ADA/MAAB requirements in many locations
- Plastic laminate interior window sills are in good condition

Openings:

- Interior doors and hardware are in good to fair condition and require repair and/or replacement in some locations
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in many locations

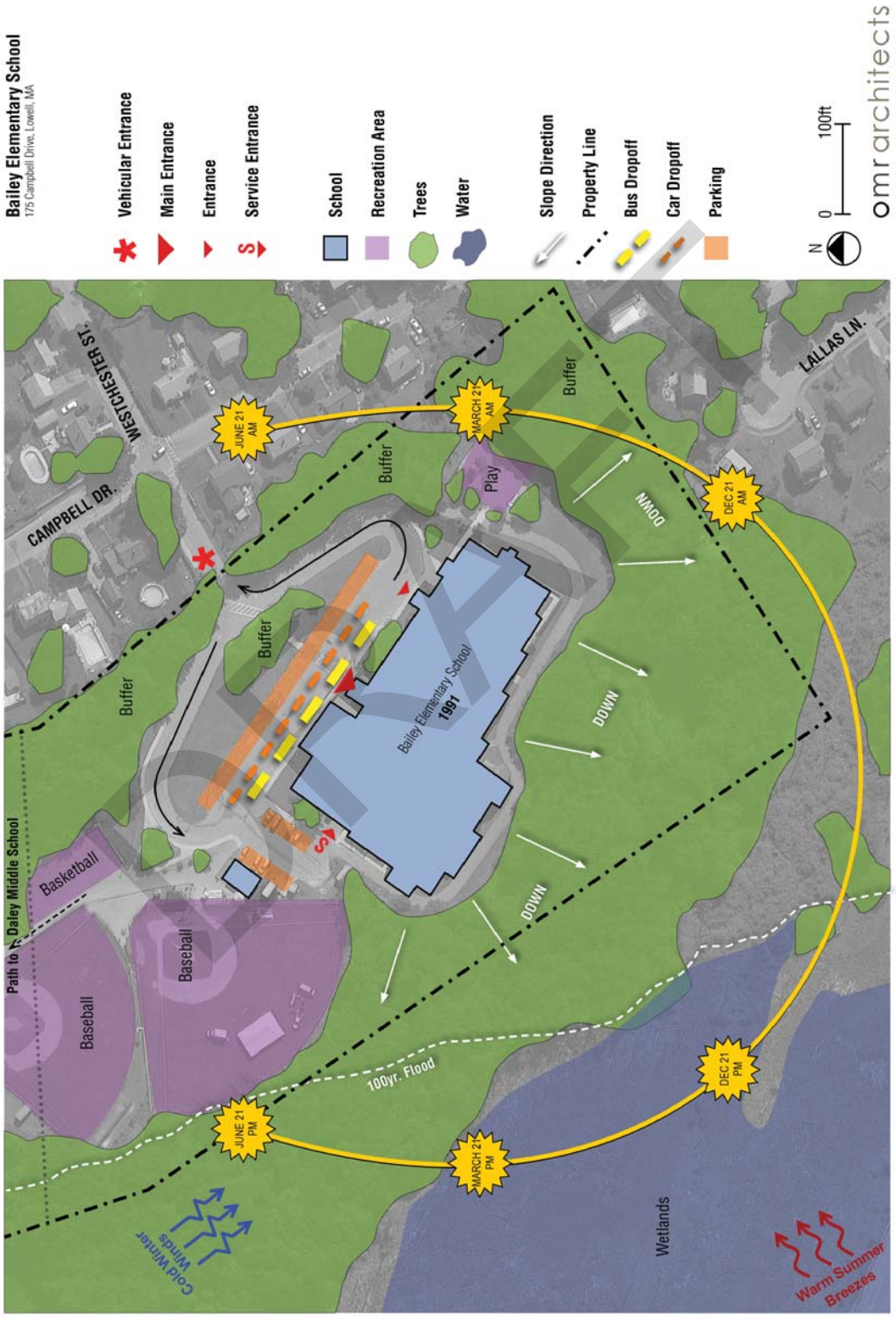
Vertical circulation:

- Elevator is in good condition
- Stairs handrails and guardrails do not meet current building code requirements and should be painted if retained
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of main entry with free standing covered structure.



View looking across parking and pick-up / drop-off lane towards Baseball fields and Daley Middle School.



View of broken windows at kindergarten wing.



View from loop road of retaining wall at kindergarten wing.



View of broken window at back of building.



View of loading dock; barbwire fencing added to roof edge to keep people from getting onto roof.

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Photographs



View of concession stands at adjacent baseball fields; not part of school.



View in cafetorium looking towards stage.



View looking down typical classroom corridor.



View in typical kindergarten classroom at casework.



View in typical kindergarten classroom at sloped ceiling.



View from second floor looking at double height space at floor opening

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Photographs



View in typical classroom looking towards teaching wall.



View of casework in typical classroom.



View from Media Center looking up through glazed wall at second floor corridor.



View from Media Center looking at reading and stack area.



View in gymnasium.



View looking down typical classroom corridor.

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General Building Information

SCHOOL NAME	**Dr. Gertrude Bailey Elementary School**
SCHOOL ADDRESS	175 Campbell Drive, Lowell, MA 01852
SERVING GRADE LEVELS	PreK through 4
NUMBER OF STUDENTS	504 (2012-13)
NUMBER OF STAFF	unknown
ORIGINAL CONSTRUCTION	1991
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**909,567**
SITE AREA FOR BUILDINGS	39,764
SITE AREA FOR PAVING	111,420
SITE AREA FOR PLAYFIELDS	462,500
SITE AREA FOR OPEN SPACE	259,845
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Highlands

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type (per const. docs.)	A-Assembly, E-Educational	approx. 65,000	2 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: BAILEY ELEMENTARY SCHOOL

DATE OF REVIEW: 07-29-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(4) total entrances to the school; (2) glazed aluminum doors in aluminum frames on north side, (1) glazed aluminum doors in aluminum frames on south side. Painted steel doors w/ painted steel frames at service entrance and loading dock on west side.	No action required.	3	ES	-	-	
	- Connection to accessible route and accessibility	Entrances are connected to accessible routes - assumed that concrete and bituminous sidewalks and concrete ramp meet ADA/MAAB slope requirements	No action required.	3	ES	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Bituminous paving throughout parking area and roadways. Single-loaded, aisle type parking at drop-off and adjacent to baseball field	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Concrete curbing throughout with granite curbing along drop-off.	Concrete curbing should be replaced at locations such as main entrance / precast concrete school sign.	3	ES	S	100 LF	
	- Number and size of spaces by type (typical, accessible)	(38) total parking spaces approximately 9' x 18' including HC accessible parking spaces. Parking quantity insufficient; noted by custodial staff that teachers park in tandem.	No action required.	3	ES	-	-	
	- Parking striping	Faded or non-existent	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.
	- Accessible Parking Signage	Yes	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off and pick-up areas are shared and located on north side	No action required.	3	ES	-	-	
	- Car and Bus Separations	No separation between cars and buses.	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Vehicle access to all sides of school from loop road. Car and Bus drop-off / pick-up areas are shared. Tandem parking at aisle for staff/visitors noted during custodial interview	No action required.	3	ES	-	-	
	- Traffic Markings and Traffic Signage	Yes	No action required.	3	ES	-	-	
	- Walkway Materials	Concrete and bituminous walkways throughout which is in fair to good condition. Brick inlays in concrete paving at main entrance walkway on south side and at other entrance doors is in good condition. Walkways at terrace appear to be in good condition.	Repair portions of concrete walkways.	3	ES	S	150 SF	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: No	No action required. If future building renovations trigger accessibility requirements, provide compliant city sidewalk curbcuts w/ warning strips to meet MAAB.	3	ES	-	-	Costs under renovation estimate
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp located on east side at service entry is in good condition. Railings at ramp do not meet current ADA code requirements.	If future building renovations trigger accessibility code or building code requirements, modify or replace railings at ramp to service entry to meet current ADA code requirements.	1	ES	-	-	Costs under renovation estimate
5.	**Fire Department Access**							
	- Locations	Fire Department connections located at loading dock adjacent to overhead coiling door on east side. See GGD report.	See GGD report.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in good to fair condition. Concrete paving at pedestrian pathways appears to be in good condition	No action required.	2	ES	-	-	
	- Loading Dock or Leveler	Loading dock located on north side is in good to fair condition; no leveler	Repair concrete loading dock and replace bumper guards.	2	ES	S	100 SF	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(1) 6yd dumpster	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No play fields on school property; baseball fields maintained by the City of Lowell (Parks and Recreations); natural turf	No action required.	-	-	-	-	
	- Playgrounds	(1) playground with play structures with mulch play surface at south side adjacent to kindergarten wing.	No action required.	-	-	-	-	
	- Bleachers	Aluminum bleachers located at baseball field	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Chain-link fencing at baseball field, playground and at service area	No action required.	-	-	-	-	
9.	**Site Topography**							
	- Characteristics	Sloping site	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Mix of deciduous and coniferous trees throughout site. Wood area to the southeast and southwest. Plantings around building edges, typical.	No action required. See GGD report for recommendations for unit ventilators at grade.	3	ES	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Small gathering area at south side retaining wall	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter. Painted steel. See GGD report	See GGD report.	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on North side; Gas: Yes, gas meter located on North side; Oil: N/A	See GGD report.	-	-	-	-	
14.	**On-Site Renewable Energy Sources**	N/A		-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Trash receptacles and picnic bench adjacent to playground	No action required.	-	-	-	-	
	- Bicycle Racks	None.	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at main entrance at east side and in fair to good condition.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None visible.	No action required.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	No	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
17.	Irrigation System	None.						
18.	Other Observations	None.						

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SCHOOL NAME: BAILEY ELEMENTARY SCHOOL

DATE OF REVIEW: 07-29-2013

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (4x4x8 nom.) running bond in three colors. Brick and mortar is in good condition. Metal panels appear to be in good condition.	No action required.	3	ES	-	-	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in fair to good condition. Painted steel frames at transoms are in fair to good condition.	No action required.	3-2	ES	-	-	
	- Glazing Type and Color	Clear insulated glass units (IGU) in good condition in most locations except where broken.	Replace glazing at broken windows.	1	ES	I	96 SF	
	- Operable sash type and sash hardware	Double hung windows sash hardware is in poor condition and has failed in many locations. Awning type windows appear to be in fair to good condition.	Replace sash hardware at all double hung windows.	1	ES	S	70	
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	2	ES	S	35	
	- Sills	Painted aluminum sills appear in good condition, with exception of a few places where cracking has occurred.	No action required.	3	ES	-	-	
	- Shades or Blinds	Manual roller shades at most windows appear in good condition.	No action required.	3	ES	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Painted aluminum frames appear to be in good condition. Painted steel frames at transoms are in good to fair condition.	Minor repairs required at steel frames.	2	ES	S	-	Under maint. budget.
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good to fair condition	Replace door hardware at main entrances and thresholds.	2	ES	S	(2) pairs dbl drs	
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in good condition. Steel egress doors are in good to fair condition.	Repaint all steel doors and frames.	3	ES	S	-	Under maint. budget.
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good condition and code compliant.	No action required.	3	ES	-	-	
	- Overhead or Coiling Doors	Painted steel overhead door at loading dock appears in good condition.	No action required.	3	ES	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted metal fascia's at sloped metal roofs in good condition	No action required.	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	silicone sealant at control joints is in good condition. Sealant at masonry openings is in good to fair condition.	No action required.	2	ES	-	-	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat and sloped roofs; flat ballasted EPDM roofing appears to be in good condition, sloped standing seam painted metal roofing appears to be in good condition.	No action required. EPDM roof replacement anticipated in 10 years.	3	ES	L	20,000 SF (roof)	
	- Roof edges and copings	Painted metal roof edges and copings are in good condition.	No action required.	3	ES	-	-	
	- Walkway pads	Precast concrete pavers are in good condition and are along roof edge and paths to mechanical equipment	No action required.	3	ES	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	Acrylic glazed unit skylights appear to be in good to fair condition.	Further investigation required to determine if skylights are leaking where interior GWB ceilings are damaged.	3	ES	S	-	
	- Glazing Type	clear acrylic glazing	No action required.	-	-	-	-	
	- Curbs	integral with unit skylight appear to be in good condition.	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	no gutters or downspouts; roof drains at flat roofs, scuppers at entries. cast iron roof drains	Clear all roof drains from debris.	2	ES	S	-	Under maint. Budget.
	- Splash block or tied to storm drainage	roof drains tied to storm drainage, splash blocks along walls are in good condition.	No action required.	2	ES	-	-	
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Cast-in-place concrete stairs at loading dock and at parking lot appear to be in good condition. Steel handrails appear to be in good to fair condition.	Repaint all steel railings.	2	ES	S	-	Under maint. Budget.

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
11.	**Areaways**	N/A	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Steel framed entry canopy with sloped metal in fair to good condition.	Repair rusted areas and repaint all exposed steel.	2	ES	S	-	Under maint. budget.
13.	**Other Observations**	N/A						

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Recessed walk-off mat in good condition. Walls have CT wainscot w/ GWB above all in good condition. GWB ceilings appear in good condition .	No action required.	3	3	3	3	ES	-	-	
2.	**Corridors**										
	- Finish Materials	VCT flooring in good condition. GWB & CT wainscot at walls in good condition. ACT ceilings throughout corridors in fair to good condition; many locations with staining at tiles. GWB ceilings at skylights is damaged in a few locations due water intrusion.	Paint all GWB throughout. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles and damage to GWB ceilings at skylights.	3	3	2-3	3	ES	L	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers recessed in corridor walls. Some lockers do not close.	Repair lockers that do not close properly.	-	-	-	2	ES	S	50	
	- Transoms & Borrowed Lights	Hollow metal door frames and borrowed lights	Paint all HM framed doors and borrowed lights	-	-	-	3	ES	L	-	Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted projecting into corridor; non-compliant w/ ADA. See GGD report.	If future building renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
3.	**Building Signage**										
	- Materials	Plastic signage primarily located on door off corridor.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Room signage provided (non-compliant w/ ADA); No way-finding signs.	See item below.	-	-	-	-	OB	-	-	
	- Accessibility Compliance	Mounting location and lack of Braille; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, rubber treads and risers, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Walls in stairwells w/ special paint finish which is in good to fair condition.	Repaint all stair GWB walls; repair where wall finish is damaged.	2	3-2	3	3	ES	S	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42" at landings. Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere.	If future building renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements for openings.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails round and 2" diameter. Most handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs.	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor VCT, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a two-stop, 3,000 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors are natural wood; CR doors have vision glass in most locations. Door frames and transom frames (and sidelights where occurring) are painted hollow metal and in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	VCT flooring in good condition; carpet is in fair to poor condition. GWB walls in good condition. ACT ceilings are in fair condition with many stained ceiling tiles. GWB soffits and tectum at sloped ceilings appear in good condition. Plastic laminate window sills are in fair to poor condition and should be repaired or replaced in many locations.	Replace carpet throughout and ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3, 2-1	3	2, 3	3	ES	S	4500 SF (carpet) 30 LF (sill)	Clg. tile replace. under maint. budget.
	- Casework & Cubbies	Plastic laminate casework and cubbies in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Ceramic tile floors and wall base in good condition. GWB walls, and ACT ceilings appear to be in good condition.	Paint all GWB walls.	3	3	3	3	ES	L	-	Under maint. budget.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA	See item below.	-	-	-	2	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA.	Replace and relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring in good condition; carpet is in fair to poor condition. GWB walls in good condition. ACT ceilings are in fair condition with many stained ceiling tiles. GWB soffits appear in good condition. Plastic laminate window sills are in fair to poor condition and should be repaired or replaced in many locations.	Replace carpet w/ VCT throughout and ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3, 2-1	3	2, 3	2	ES	S	12,800 SF (carpet) 110 LF (sill)	Clg. tile replace. under maint. budget.
	- Casework	Plastic laminate casework and cubbies in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	wall mounted projection screens; active boards in some locations.	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**	N/A	No action required.				-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring, GWB walls, sloped tectum ceilings with exposed roof structure all in good condition	No action required.	3	3	3	3	ES	-	-	
	- Casework	Plastic laminate casework and cubbies in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT flooring in good condition. GWB walls appear in good condition w/ exception of at water intrusion. ACT ceilings are stained in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3, 1	2	2	ES	S	-	Under maint. budget.
	- Casework	Plastic laminate casework; wood workstations w/ Plastic laminate countertops	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	VCT flooring and GWB walls appear to be in good condition. ACT ceiling tiles are stained in some locations.	Replace ceiling tiles where stained or otherwise damaged and replace GWB ceiling. Further investigation is required to determine source of stained tiles.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Plastic laminate casework	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
14.	**SPED OT/PT**										
	- Finish Materials	Carpet flooring in fair condition, GWB walls, ACT ceilings appear to be in good condition.	Replace carpet w/ carpet tile throughout.	2	3	3	2	ES	S	1600 SF	
	- Casework	Plastic laminate casework	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
15.	**SPED Tutorials**	N/A	No action required.	-	-	-	-	-	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	N/A	No action required.	-	-	-	-	-	-	-	
17.	**Performing Arts - Auditorium**	(Programmed as Cafetorium)									
	- Finish Materials	VCT flooring, GWB walls, tectum at sloped ceilings, exposed structure. Plastic laminate window sills are in fair condition and delaminating in some locations.	Replace Plastic laminate window sills. Repair VCT where no longer fully adhered to concrete floor slab.	3, 2	3	3	2	ES	S	28 LF (sill)	VCT repair under maint. Budget

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				FLOOR	WALLS	CEILING	GENERAL				
	- Seating Area Layout (flat, sloped, aisles)	flat VCT floor	No action required.	-	-	-	-	-	-	-	
	- Seating Type	moveable chairs	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	tectum ceiling appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- House Lighting	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor and wood base appear to be in good condition. GWB walls appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	tectum ceiling appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	main curtain and valance curtain appears to be in good condition; proscenium wall is not rated or required to be by current codes.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Stage is accessed by a ramp and through Music CR. There is no accessible route to stage from Cafetorium.	Provide accessible route to stage from Cafetorium.	-	-	-	-	-	L	chair lift allow.	

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				FLOOR	WALLS	CEILING	GENERAL				
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Carpet is in fair condition, GWB walls, sloped tectum ceilings with exposed roof structure all in good condition	Replace carpet w/ carpet tile throughout.	2	3	3	3	ES	L	1000 SF (carpet)	
	- Acoustical Treatments	N/A	No action required.	-	-	-	-	-	-	-	
	- Casework	Plastic laminate casework and cubbies in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems & Assistive Listening	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
	- Practice Rooms	Practice rooms are located off Music CR.	No action required.	3	3	3	3	ES	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet flooring is in fair condition, GWB walls tectum ceilings appear to be in good condition.	Replace carpet throughout and paint GWB and exposed structure.	2	3	3	3	ES	S	1400 SF (carpet)	Painting under maint. budget.
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	None	No action required.	-	-	-	-	-	-	-	

DRAFT

SCHOOL NAME: BAILEY ELEMENTARY SCHOOL

DATE OF REVIEW: 07-29-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	3	3	3	3	ES	-	-	
21.	**Gymnasium**										
	- Finish Materials	rubber flooring, painted CMU and GWB walls, tectum ceilings	No action required.	3	3	3	3	ES	-	-	
	- Wall Pads	None	Wall pads should be provided where run-out space for basketball court is minimal.	-	-	-	2	OB	S	300 SF	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	fully recessed in CMU wall, non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	2	ES	-	-	Costs under renovation estimate
	- Backstops	(4) fixed wall mounted, (2) ceiling mounted	No action required.	-	-	-	3	ES	-	-	
	- Scoreboard & Time Clocks	scoreboard	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Bleachers	wood telescopic (metal framed), non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide bleachers that comply with current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Dividing Curtains	(1) traversing divider curtain	No action required.	-	-	-	3	ES	-	-	
	- Rock Climbing Wall	N/A	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	yes	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual Systems & Assistive Listening	speakers visible	No action required.	-	-	-	3	ES	-	-	
22.	**Natatorium**	None	No action required.	-	-	-	-	-	-	-	
23.	**Weight Room / Exercise Room**	None	No action required.	-	-	-	-	-	-	-	
24.	**Locker Rooms**	None	No action required.	-	-	-	-	-	-	-	
25.	**Locker Area Bathrooms**	None	No action required.	-	-	-	-	-	-	-	
26.	**Cafeteria**	(Programmed as Cafetorium)									
	- Finish Materials	VCT flooring, GWB walls, tectum at sloped ceilings, exposed structure. Plastic laminate window sills are in fair condition and delaminating in some locations.	Repair Plastic laminate window sills. Repair VCT where no longer fully adhered to concrete floor slab.	3	3	3	2	ES	S	see Audit. above	
	- Casework	Plastic laminate casework in good to fair condition, wood paneling at stage/proscenium in good condition. Plastic laminate window sills are in poor to failing condition.	Repair portions of Plastic laminate casework. Replace all Plastic laminate window sills	-	-	-	2	ES	L	10 LF casework 20 LF sill	
	- Visual Display Surfaces	tack boards	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	tectum ceiling appears in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring is in good to fair condition. GWB walls, FRP wainscot at some locations appear to be in good to fair condition. CT at dish room walls in good condition. ACT ceilings appear to be in good to fair condition.	Repair epoxy flooring where damaged. Repair damaged portion of GWB walls and provide corner guards where GWB corners are exposed.	3-2	3-2	3-2	2	ES	S	allow 150 sf epoxy	GWB repair & corner guards under maint. budget.
	- Overhead or Counter Doors	Overhead door at dish drop-off in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	full service kitchen, equipment original. Dishwasher never used; Styrofoam trays used since building opened	No action required.	-	-	-	3	ES	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings are stained in some locations.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	2	3	3-2	2	ES	S	-	Under maint. budget.
	- Casework	Plastic laminate casework	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	N/A	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	N/A	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	yes	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings are stained in some locations.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	2	ES	S	-	Under maint. budget.
	- Casework	Plastic laminate casework appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	
	- Sinks	yes, located at casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Privacy Curtains	(1) curtain, (2) rests	No action required.	-	-	-	3	ES	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet in fair condition; GWB walls and ACT ceilings are in good condition.	Replace carpet w/ carpet tile.	2	3	3	2	ES	S	1000 SF (carpet)	
	- Casework	wood casework w/ Plastic laminate countertops in good condition. Wood framed windows and security door at main office countertop also in good condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	tack boards	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance	No action required.	-	-	-	-	-	-	-	
	- Reception/Waiting	reception located in main office space, waiting located in adjacent corridor	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	
33.	**Student Toilets**										
	- Finish Materials	Ceramic tile flooring, GWB walls w/ ceramic tile wainscot, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	Floor mounted painted metal partitions; door to HC stall does not appear to meet current code requirements.	Repair partitions as required.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA.	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA.	Relocate accessories to be compliant w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, GWB walls w/ ceramic tile wainscot (at gang toilets only) all in good condition. ACT ceiling tiles are stained in many locations.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	2	ES	S	-	Under maint. budget.
	- Toilet Partitions	Floor mounted painted metal partitions in good to fair condition.	Repair partitions as required.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	wall mounted toilets, sinks and urinals	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	yes, located above sink	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Non-compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA.	Relocate accessories to be compliant w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	GWB walls in good to fair condition. Concrete floors appear to be in good condition.	No action required.	3	3-2	3	3	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-		
38.	**Other Spaces**	None	No action required.	-	-	-	-	-	-	-	

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BAILEY ELEMENTARY SCHOOL

Date of Review: Tuesday, July 9, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Bailey Elementary School (#14), located in the Highlands neighborhood of Lowell, was completed in 1994. The facility, built on a sloping site, is comprised of one-story and two-story building volumes, with a floor area of approximately 65,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1992 - Building was dedicated on May 17, 1992. Age of Building: 21 years. Structural Engineer: Foley & Buhl Engineering, Inc. Structural Dwgs: Available - S-1 to S-12 (August 10, 1989) Contractor: P. J. Stella Construction Corp. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** None to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on a sloping site, and once know as the Daley Pre.K-4 School, is comprised of one-story and two-story building volumes, with a floor area of approximately 65,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, cantilevered retaining walls, and concrete slab on grade at Lower and Upper Levels; structural steel - round, square, and rectangular HSS columns, beams, gable-shaped trusses, and diagonal bracing; normalweight concrete on steel formdeck floor slabs; open web steel joists, cellular acoustic- and wide rib steel roof deck; and CMU around the inside of the Gym. Lateral force-resisting system is typically vertical-plane diagonal bracing with floor and roof diaphragms. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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BAILEY ELEMENTARY SCHOOL

Date of Review: Tuesday, July 9, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
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3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Main Entrance Piers: The hemispheric concrete cap on the top of one of the columns is cracked and presents a potential safety hazard. The tops of the other piers should also be reviewed. An allowance covering an investigation and repair work of this condition should be included.			**1**	**I**
	b.	Roofs: There is evidence of roof leaks on ceiling tiles below the flat roofs, including the ceiling of the Sprinkler Room. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains and scuppers must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

BAILEY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with automatic wet Sprinkler System with fire hose cabinets. The 8" fire service is located in the Sprinkler Room and is protected by a 4" Watts 709 DDC double detector check valve assembly.	3	ES	N/A	Maintain system inspections and testing per NFPA 25.		REJ
2.	**Type of Sprinkler System**	Building is protected with automatic wet Sprinkler System with fire hose cabinets having 2-1/2" & 1-1/2" valves. Fire service is 8" in size. Piping is black steel with a combination of threaded and coupling joints and fittings depending on piping size. The sprinkler system is zoned per floor.	3	ES	N/A	Maintain system inspections and testing per NFPA 25.		REJ
3.	**Special Systems**	Kitchen exhaust hood is protected with a chemical suppression system.	3	ES	N/A	Continue with annual testing.		REJ
4.	**Misc Fire Protection**	Fire department connection is a (3) 2-1/2" with caps & chains.	3	ES	N/A	None.		REJ
5.	**Sprinklers**	Sprinklers are pendant type with escutcheon in finished spaces and upright in spaces without ceilings.	3	ES	N/A	None.		REJ
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the main Sprinkler Room and is 4". Service includes a meter with remote reader. There is an irrigation supply with a reduced backflow preventer and a pump. There is a reduced pressure backflow preventer for boiler make-up water. Piping is copper tubing with sweat joints and is insulated with fiberglass and molded PVC fitting covers.	3	ES	N/A	Continue with annual testing of backflow preventers		REJ

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BAILEY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by an atmospheric gas fired water heater with motorized flue damper. The heater has an input of 250,000 BTUH and 98 gallons storage. There is a single master mixing valve with some corrosion but no expansion tank. The domestic hot water is recirculated.	3	ES	N/A	None.		REJ
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub couplings. Piping is in good condition. No evidence of damaged piping or reports of backup problems. The kitchen 3 pot sink discharges into a grease interceptor recessed in the floor. There is no history of reoccuring backups.	3	ES	N/A	Continue to clean grease interceptor as required.		REJ
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub couplings. Piping is in good condition. The majority of the roof is flat with roof drains and interior piping. Sloped roofs shed water to the lower flat roofs. Several roof drains have a buildup of debris, and moss a couple inches high which is not visible until the stone ballast is removed.	3	ES	I	Pull the stone ballast away from all roof drains and remove debris and flush clean.		REJ

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BAILEY SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear to be original throughout the building. Water closets are wall hung, exposed manual flush valves, no GPF markings. Urinals are wall hung, with manual flush valves, no GPF markings. Lavatories are wall hung, flab slab type with center set faucet with wrist blade handles. Some of the faucets are replacement faucets. Classroom sinks are self rimming stainless steel with ledges left & right, centerset faucet with wristblade handle and gooseneck faucet and bubbler. Counter sinks are self rimming stainless steel with centerset faucet, wrist blade handles and gooseneck spout. Janitor sinks are cast iron rolled rim, with back mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel shoe box type with push button operation. There are ADA accessible plumbing fixtures on each floor.	3	ES	L	As plumbing fixtures begin to fail replace with water conserving fixtures.		REJ
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heater, generator and kitchen. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None.		REJ
	MECHANICAL							

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two (2) gas fired cast iron sectional hot water boilers. The boilers appear to be in in fair condition, however some sections show signs of corrosion and it is our understanding that one boiler is currently not used as the boiler relief valve currently leaks and is in need of replacement. The boilers were manufactured by Weil McLain (Model 788, 2049 MBH input and 1419 MBH output). The boilers are vented to a common pre-fabricated steel breeching system. Hot water is distributed to building heating equipment and air handling systems by two (2) end suction hot water pumps (Taco 240 GPM/70 ft Head/7.5 HP). The pumps appear to be in poor condition. One pump has a newer motor installed. The hot water heating system shot feeder is in poor condition. The hot water boilers and pumps were installed circa 1990, therefore the equipment is approximately 23 years old and has exceeded its expected useful service life and should be considered for replacement.	1,2	OB	S	Recommend continue preventative maintenance on Boiler No. B-1 and HW pumps, repairing Boiler No.2 including safety relief valve. Replace shot feeder. Repair one hot water pump motor. Consider installing VFD drives for HW pumps. Continue water treatment maintenance programing for hot water heating system.	  	DP
2.	**Cooling Plant**	Some areas of the building are air conditioned by air handling systems that are connected to a split system direct expansion (DX) Chiller unit. The Chiller system consists of grade mounted outdoor air cooled condensing unit and indoor evaporator section, inline chilled water pump and associated chilled water and refrigeration system piping. The inline chilled water pump shows some signs of corrosion. The indoor evaporator section appears to be in fair to poor condition and sections of piping insulation are missing. The chiller system was installed circa 1990, therefore it has exceeded its expected useful service life and should be considered for replacement.	2	OB	S	Re-insulate Chiller evaporator section and refrigeration piping. Inspect system refrigeration charge. Continue preventative maintenance on chilled water system.	 	DP
3.	**Air Handling Unit Systems**	The gymnasium is heated and ventilated by an indoor heating and ventilation (H&V) unit that is ceiling suspended and located in the boiler room. The H&V was installed circa 1990 and unit appears to be in fair condition. A new supply fan motor appears to have been installed in recent years.	2	OB	S	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required.	 	DP

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BAILEY SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
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4 - Excellent - New		
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E. FP/P/H/E

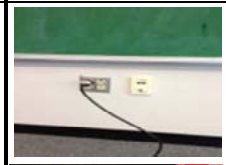
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	The majority of classrooms are heated and ventilated by hot water classroom unit ventilators. The unit ventilators were installed circa 1990, are in poor condition and have exceeded their expected useful service life, and should be considered for replacement.	2	OB	S	Recommend unit ventilators receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required.	 	DP
5.	**Exhaust Systems**	Building restrooms and the kitchen hood are exhausted by roof mounted exhaust air fans. The majority of exhaust fans were installed circa 1990 and are beyond their useful expected service life and should be considered for replacement. One of the exhaust air fans, believed to be the kitchen exhaust fan, is in need of replacement as there is an abandoned and damaged exhaust air fan located on the roof.	1,2	OB	S	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	 	DP
6.	**Piping System**	Hot water supply and return piping appears to be in fair condition. Some sections of piping at joints/valving show signs of corrosion. Some piping sections have missing or damaged insulation.	2,3	ES	S	Recommend repair and/or reinsulated sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system.		DP
7.	**Automatic Temperature Controls**	The building HVAC systems are controlled by a Pneumatic automatic temperature control system. The ATC compressor (manufactured by Quincy and dryer appear to be in very good condition. A supervisory front end DDC control system manufactured by Siemens (Talon-Tridium-Niagra) and installed by Huntington Control system was installed in 2010.	2	OB	S	Building terminal heating and air handling unit system controls should be verified and repaired as required. Recommend considering upgrade to full DDC, direct digital controls.	 	DP
	ELECTRICAL							

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4	**Electrical Service**	Service is rated at 2500 amp, 120/208 volt, 3 phase, 4 wire and is in good condition. The equipment is manufactured by Westinghouse Pow-r-line C Switchboard.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		DMP
5	**Distribution System**	The feeders and subpanels are in good condition. Panels are located within secure electric closets	3	ES	N/A	Life of system is same as service equipment.		DMP
6	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. In general there seems to be adequate receptacles in the building with exception to the bathrooms which do not have any general purpose receptacles within.	3	ES	L	TVSS should be added to panels that serve sensitive computer electronics.	 	DMP

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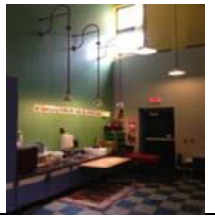
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The condition of the fixtures vary. The classroom fixtures are in fair condition, some of the custom fixtures are in poor condition or have been damaged. Lighting control consists of occ sensors in classrooms and office spaces, line voltage key switches for common spaces and time clocks for exterior lighting. Light levels seem to be adequate.	2	ES	S	Lighting fixtures that have been damaged or have not been converted to fluorescent should be upgraded. Fixtures in the cafeteria remain as MH pendants and incandescent pendant cylinders. The Strand theatrical lighting system is currently not operational.	  	DMP

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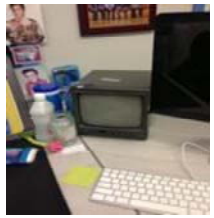
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. Custom incandescent building mounted fixtures and standard wall mounted HID flood lights are located around the building. Most building mounted fixtures are in poor condition or need repairing.	2	ES	S	It is recommended that the fixtures be replaced with LED type. It is recommended that the building mounted lighting be repaired or replaced with energy efficient LED fixtures.	  	DMP
9	**Emergency Power**	A Natural Gas fueled Kohler 100KW generator model# 100RZ282 serves emergency lighting and optional stand-by loads via one Transfer Switch.	2	ES	L	The generator has been maintained well, however the configuration of the emergency distribution does not meet current code. Life safety and optional stand-by loads are required to be separated.		CGD
10	**Life Safety (Lighting)**	Emergency lighting and exit signs are fed from the emergency generator.	3	ES	L	Emergency lighting is not separated from optional stand-by loads per current electrical code.		CGD

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Simplex 4100.	2	OB	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		CGD
12	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.		CGD
13	**Communication / Clock System**	The paging, intercom and clock system are functioning properly. The head end equipment is located in the Admin. The system is manufactured by TOA. An NEC telephone system is present and appears to be in good condition	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	  	CGD

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14	**Data Systems**	The data system is in good condition. Cat 6 wiring has recently been installed to serve computer labs and classrooms. Interactive ultra short throw Epson brightlink projectors have been installed in some classrooms.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed in corridors and A/V wiring installed to accommodate the interactive projectors.	 	CGD

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2 Fredrick T. Greenhalge Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site surrounded on all four sides by residential neighborhood.
- Parent and student drop-off / pick-up area Victor Street. Also there are many walkers to the school. No dedicated visitors parking.
- Bus drop-off /pick around the school perimeter road with student access to the main entrance on the north side.
- Staff parking on the west side and parking lot.
- Only (2) dedicated accessible parking spaces
- Parking area Light pole fixtures inoperative. Aluminum painted in fair to poor condition
- Difficult access to emergency vehicles during drop-off/pick times

Surfaces and features:

- Masonry retaining walls at the main entrance concrete plaza in poor condition requiring major repairs.
- Concrete and bituminous paving surfaces are in good to fair in many locations and should be repaired and/or replaced. Rear of building sidewalk in poor condition and should be replaced.
- Granite curbing is good condition.
- Playground equipment and surface rubber pavers in good condition.
- Masonry gazebo structure nearby playground equipment in poor condition. Many areas of masonry have cracks and efflorescence requiring major repairs. No cap flashing. Canopy steel structure requires painting.
- Ornamental fence appears in good to fair condition requiring some repairs.
- No place for snow removal. Loss of approximately 30% of parking spaces.
- Site drainage clogs up near handicap ramp on Ennel Street and backs into basement level.
- Drainage issue at the Victor basement level door. Water backs under vestibule door.
- Area drain at play area clogged

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Summary Narrative

Building Exterior

Exterior wall and canopies:

- Masonry stair "tower" at main entrance is in poor condition. Many areas of masonry have cracks and efflorescence. Curtain wall system in fair to poor condition; metal sills and sealants in poor condition and should be replaced. Canopy steel requires painting.
- Aluminum exterior double hung windows hard to operate. Plastic glazing should be replaced in many locations. No insect screens.
- HM exterior frames and doors in fair to poor conditions and should be replaced.
- Aluminum storefronts have no power operators. Rusted hinges.
- Replace some broken light fixtures and replace hazed building mounted light fixture lenses. Aluminum painted finish in fair to poor condition.
- Brick masonry appears to be in good to fair condition; moisture stains should be cleaned. Repointing required in some areas
- Loading dock requires some repairs
- Metal slope framed skylight at ground level is in fair condition. Replace glazing sealants and provide end caps and metal sill extension.

Roof:

- Original flat rubber roofs are in fair to poor condition and should be repaired and/or replaced. Rubber membrane blisters, some water ponding and previous remedial work appears to be failing.
- Associated flashings/copings appear to be in good condition with minor repairs required.
- Sloped metal roofs appear to be in good to fair condition with some repairs required. Damaged gutters.
- All snow guards have been removed by snow/ice built up and should be replaced.
- Roof top playground pavement appears in good condition; issues with driven rain seeping through exterior access door thresholds into building; consider a different type of threshold. Steel frame sloped glazed overhang in good overall condition requiring painting.

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Sagging and damaged ACT systems throughout; tiles should be replaced; condensation and/or roof leaks above ceilings require repair.
- Skylight in masonry stair "tower" structure at main entrance has extensive water damage.

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Summary Narrative

- VCT in good condition – replace damaged tiles
- Replace broken ceramic tile wainscot in various locations
- Plastic laminate casework and hardware is in good condition requiring some minor repairs and appears to meet current ADA/MAAB requirements.
- Painted interior window sills are in good condition requiring painting.

Openings:

- Interior doors and hardware are in good to fair condition. Springs & closers require repair and/or replacement in some locations
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in many locations

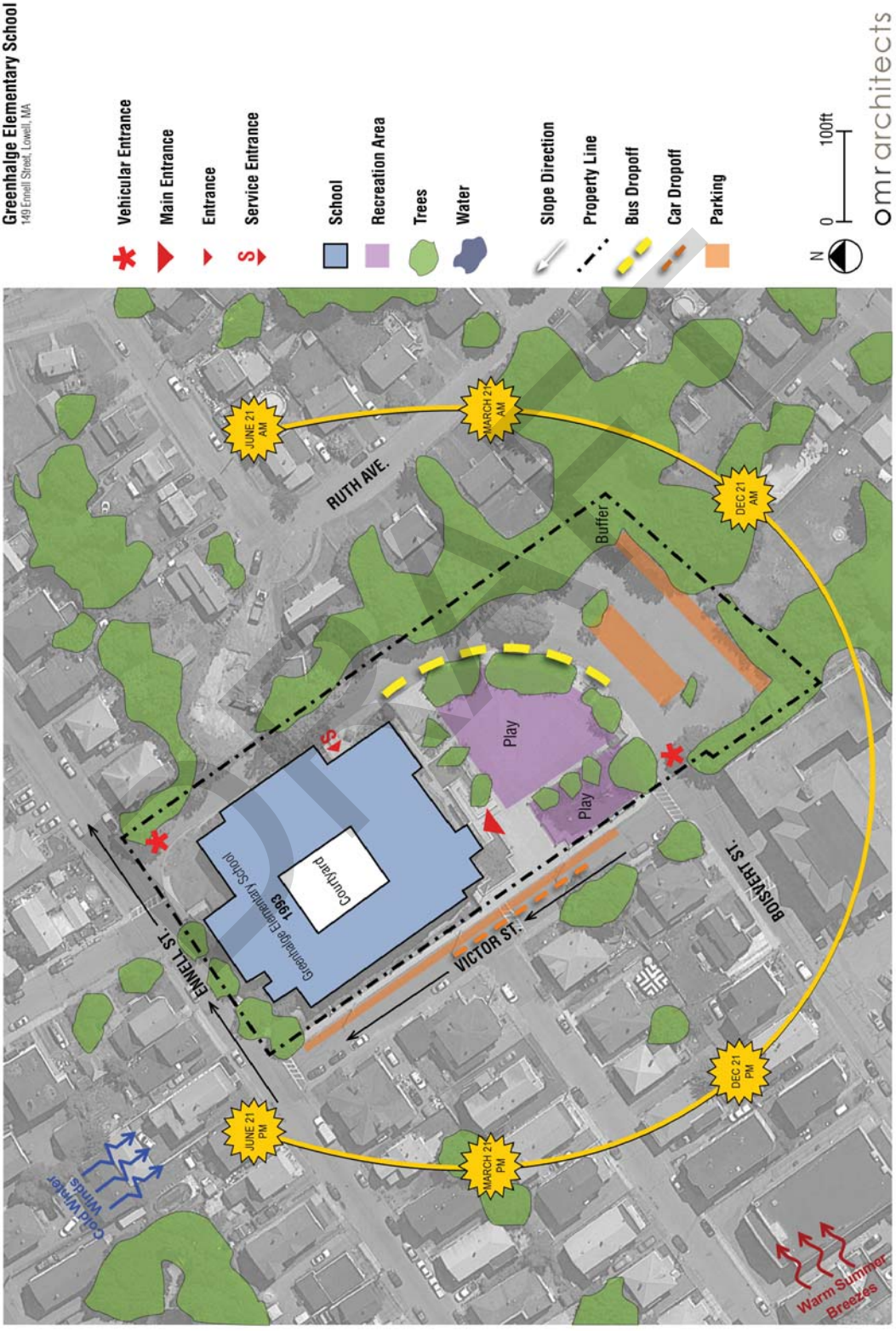
Vertical circulation:

- Elevator is in good condition.
- Guardrails do not meet current building code requirements in terms allowable openings and should be painted if retained.
- Stair rubber flooring finishes in poor condition and should be replaces
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Masonry stair “tower” structure at main entrance is in poor condition. Many areas of masonry have cracks and efflorescence requiring major repairs.



Masonry gazebo structure nearby playground equipment is in poor condition.



Main entrance concrete paved plaza in overall good condition.



Overall building fenestration is in overall good condition.



Roof top playground pavement appears in good condition; issues with driven rain seeping through exterior access door thresholds into building.



Site drainage clogs up near handicap ramp on Ennel Street and backs into basement level.

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Photographs



Metal slope framed skylight at ground level is in fair condition. Replace glazing sealants. Provide end caps and metal sill extension.



Masonry retaining walls at the main entrance concrete plaza in poor condition requiring major repairs.



Pole light pictures and site lighting have been compromised by dense vegetation.



Gutter and standing seam roof panel have been damaged or displaced and require repair.



Roof precast pavers have moss material, due to high levels of humidity and lack of sunlight. Consider installing rubber membrane roof pads.



Original flat rubber roofs are in fair to poor condition and should be repaired and/or replaced. Rubber membrane blisters with some water ponding in areas. Previous remedial work appears to be failing.

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Photographs



Skylight in masonry stair “tower” structure at main entrance has extensive water damage.



Typical stained ceiling tiles.



Cafetorium located below grade level with natural day lighting through a skylight.



View of kindergarten classroom. The finishes appear to be in overall good condition.



Main entrance aluminum storefront aluminum threshold appear to exceed code compliant height.



Typical corridor with single tier metal locker. Finishes are in overall good condition.

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General Building Information

SCHOOL NAME	**Fredrick T. Greenhalge Elementary School**
SCHOOL ADDRESS	149 Ennel Street, Lowell, MA 01850
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	441 (2012-13 school year)
NUMBER OF STAFF	84
ORIGINAL CONSTRUCTION	1994
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**100,000 sf**
SITE AREA FOR BUILDINGS	28,254
SITE AREA FOR PAVING	69,346
SITE AREA FOR PLAYFIELDS	-
SITE AREA OPEN SPACE	2,400
ZONING DESIGNATION	TMF - Traditional Neighborhood Multi Family
NEIGHBORHOOD	Centralville

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2C (per construction documents)	E	approx. 66,000	2 stories + basement	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Greenhalge Elementary School

DATE OF REVIEW: 06-25-2013
REVIEWED BY: RA AND DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance on the south side by the administrative offices via a concrete ramp. Service entrance on the east side located by the loading dock.	No action required.	3	ES	-	-	
	- Connection to accessible route and accessibility	Main entrance accessible via a ramp and stair.	No action required.	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	parking onsite on dedicated parking on the south side. Overflow parking along Victor street. Bit. asphalt pavement appears overall in good condition.	No action required.	-	-	-	-	
	- Curbing Materials and Wheel Stops	Vertical granite curbing in good condition. No wheel stops	No action required.	-	-	-	-	
	- Number and size of spaces by type (typical, accessible)	Difficult to determine. Parking striping has faded.	Repaint striping at all parking.	2	ES	S	-	Under maint. budget.
	- Parking striping	Parking stripping is faded.	Repaint striping at all parking.	2	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	(2) designated accessible parking spaces.	No action required.	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Parent and student drop-off / pick-up areas along Victor Street. Bus drop-off /pick around the school perimeter road with student access to the main entrance on the north side	No action required.	-	-	-	-	
	- Car and Bus Separations	Potential safety issue with staff car passengers crossing while buses access the drop-off/pick area	Review alternative bus drop-off/pick up location.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	vehicular one way direction vertical signage located at entrance to site off Ennel Street.	No action required.	-	-	-	-	
	- Walkway Materials	Concrete walkways are in overall good condition	No action required.	-	-	-	-	
	- Curb Cuts and Detectable Warning Strips	Curb cuts appear in good condition. Detectable warning strips are non existent.	Installation of detectable warning strips is recommended.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	Concrete pedestrian ramp located along the building main entrance	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Full perimeter access.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Concrete walkways adjacent to building in good condition. Road asphalt pavement in appears in good condition.	No action required.	-	-	-	-	
	- Loading Dock or Leveler	Concrete loading dock stair is in good condition. Concrete loading dock edge is damaged.	Repair loading dock concrete edge and add a protective metal angle.	2	ES	S	-	14 lf
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(1) trash container. No Paper and cardboard recycling container. Recycling bins located outside for collection. No trash compactor. Separate brick and standing seam metal roof storage building in good condition overall.	No action required.	-	-	-	-	
	- Protective Bollards	Protective bollards located by the transformer and the accessible parking in good condition	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	None	No action required.	-	-	-	-	
	- Playgrounds	Playground equipment and rubber surface appears in good condition	No action required.	-	-	-	-	
	- Storage Sheds	Masonry enclosure stained throughout from overgrown adjacent trees	Cut back overgrown trees.	2-3	ES	S	-	Under maint. budget.
8.	**Fencing**							
	- Locations and Materials	T & G cedar wood fence separating the school site from the adjacent neighborhood along the east side in good condition. Chain link fence exhibits some signs of rusts. Decorative fence along the entrance plaza and Victor street in good condition.	No action required.	2-3	ES	-	-	
9.	**Site Topography**							
	- Characteristics	Flat site surrounded on all four sides by residential neighborhood.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Shrubs and trees located adjacent to the building on the southeast, southwest , north building sides. Appear well maintained. Shrubs and trees along the wood fence and storage shed are overgrown.	Cut back adjacency of trees and shrubs along wood fence.	2-3	ES	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Large concrete plaza located by building main entrance. Masonry retaining walls are in poor condition requiring major repairs including cracks, displacement of bricks/ precast caps. Signs of efflorescence indicates water infiltration behind the brick veneer.	Replace/repair masonry retaining walls.	1	ES	S	350 lf (precast) 1200 sf (brick walls)	
12.	**Site Lighting (see electrical obs. also)**							

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	- Fixture Types (pole, bollard, wall, soffit) and Materials	Site pole lighting has a few broken lamps and some metal pole bases are corroded. Building wall packs and decorative light fixture lenses are hazed and some are broken. See entry under the electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Wood benches in main entrance plaza and playground in good to fair condition	Some minor repair required.	2-3	ES	L	-	Under maint. budget.
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	Front of main building entrance in working condition.	No action required.	-	-	-	-	
16.	**Site Drainage**							
	- Ponding	Ponding issue at bottom of pedestrian ramp trench drain located by the stair along Victor Street.	Further investigation required to determine proper solution.	1-2	-	I	-	Under maint. budget.
	- Catch Basins	Located by drop-off/pick up road loop and road entrance.	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-	-	
18.	**Other Observations**							
	Shade Pavillion	Free-standing shade pavillion at site east in very poor condition. Brick and precast concrete support piers have significant mortar loss, efflorescence, some missing bricks and have started to lose integrity. Open steel tube frame and exposed roof deck has minor corrosion and faded and peeled paint. Standing seam metal roofing in good condition.	Rebuild all four support piers. Further investigation needed to determine if roof section needs to be removed and reinstalled on rebuilt supports. Prep. & paint stl. frame and roof deck.	0-1	ES	I	325 sf piers, rebuild allow.	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer appears in overall good condition with the exception of the following: Masonry stair "tower" structure at main entrance is in poor condition - many areas of masonry have cracks and efflorescence requiring major repairs. Brick moisture stains at lower grade exterior doors. Brick sill under the media center curtain wall system exhibits some moss material perhaps an indication of wall infiltration. Brick discoloration under mechanical louver window sill, perhaps wall infiltration.	Masonry stair tower requires further investigation of water infiltration location. Major repair required including but not limited to removing masonry and install proper flashing. Same process to the louver sills.	1-3	OB	I	1500 sf (brick cleaning) 3000 SF (brick repair at tower) , 31 sf (louver sills)	
2.	**Windows**							
	- Frame Materials	Painted aluminum frame. Glazing sealant and sealant around brick openings show signs of aging. Opening limiters.	Removal of existing sealant and recaulking expected short term.	2	ES	S	7000 lf	
	- Glazing Type and Color	Insulated tinted double glazed. Individual glazing units have been replaced with single panes of polycarbonate panels mainly along Victor Street. Loss of thermal value and poor light transmittance indoors.	Replace with tinted insulated glass to match other intact windows.	0	OB	I	306 sf	
	- Operable sash type and sash hardware	Combination of single hung with sash lock and fixed window. Few windows need hardware replacement.	Replace hardware.	2-3	ES	S	12 units (10% of single hungs)	
	- Storm Windows and Insect Screens	None	No action required.	-	-	-	-	
	- Sills	Exterior brick sills typically in good condition, with noted exceptions under the exterior cladding category. Interior wood sills in overall good condition.	See entry for wall cladding.	2-3	ES	-	-	
	- Shades or Blinds	Pull down shades in good condition. Vertical blinds in media center appear to be in good condition.	No action required.	-	-	-	-	
3.	**Entrance Systems**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Frame Materials	Painted HM storefront frames and doors. Bottom of doors and frames are corroded. Caulk around frames show signs of aging.	Restore doors and frames. Replace joint caulking.	2	ES	S	2 entries at 170 sf storefront, 54 lf sealant	
	- Glazing Type and Color	Insulated tinted double glazed in overall good condition	No action required.	-	-	-	-	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Entry door hardware	Metal pull handles, exit devices and closers. Door hinges are exposed to exterior - potential security risk if connecting pins removed. Weatherstripping not present.	Consider relocation of hinges to inside of building. Weather-stripping included as part of restoration.	2	ES	S	incl. in above	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Bottom of painted HM frames and doors are corroded.	Replace entire door and frame.	2	ES	S	(2) single leaf & (2) dbl. leaf doors	
	- Door widths & clearances	Doors are typical double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Door hardware	Metal pull handles, exit devices and closers. Door hinges are exposed to exterior - potential security risk if connecting pins removed. Weatherstripping not present.	Consider relocation of hinges to inside of building. Weather-stripping included as part of replacement.	2	ES	S	incl. in above	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Materials	Painted aluminum fascias, soffit/ overhangs and roof coping in overall good condition. Paint is flaking off from the roof steel structure under the stair tower and metal structure overhang by the administrative offices.	Painting required at the stair tower.	2	ES	S	400 sf	Under maint. budget.
6.	**Sealants & Expansion Joints**							
	- Materials	Sealant has peeled away from the adjacent concrete walkway and the brick veneer along the main entrance plaza.	Removal and recaulking expected short term.	2	ES	S	350 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Original firestone membrane "flat" roof. Roof leaks throughout and has areas of membrane "blistering". Standing seam gable roofs over the 3rd & 4th classrooms and media center have extensive damaged to the gutter and individual roof panels. All of the pedestal glue on snow guards have been removed by falling snow/ice. Safety issue to pedestrians below.	Flat roof condition and age near the end of its lifespan. Replace entire membrane roof w/PVC & new insul. Consider adding pipe style snow guards. Repair damaged metal standing seam roof.	1-2	ES	I	17,000 sf (new flat roof), 400 sf metal roof, 156 lf snow guards	
	- Roof edges and copings	Metal roof edge and copings appear in good condition	No action required.	-	-	-	-	
	- Walkway pads	Membrane pads have been cut to accommodate roof patches and a few are curling up and some are missing. Moss material and roof leaks at location of precast pavers adjacent to the 3rd & 4th grade classrooms.	Replace membrane pads in kind. Consider substituting the precast pavers with membrane pads.	2	ES	I	included in roof replacement	
8.	**Skylights**							
	- Type (unit or glazed)	Painted aluminum framed, sloped. Small and larger gaps at aluminum frame sill cap joints exposed to the weather.	Replace aluminum sill caps for a tight fit installation.	1	OB	I	85 lf	
	- Glazing Type	Double glazed -tinted insulated. Glazing shows signs of coating discoloration and thus comprising thermal value of and light transmittance of unit.	Replace glazing units.	1	OB	S	765 sf	
	- Curbs	Presence of moss material at the aluminum sill and concrete sill.	Provide end caps and metal sill extension.	1	OB	I	included in sill caps abv.	
9.	**Gutters and Downspouts**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Locations and Materials	Painted aluminum gutters are damaged over the 3rd & 4th classrooms and media center standing seam metal roofs.	Replace gutters.	0-1	ES	S	156 lf	
	- Splash block or tied to storm drainage	No concrete splash blocks	No action required.	-	-	-		
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	None at the roof	No action required.	-	-	-		
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	None	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-	-	
13.	**Other Observations**							
		Brick piers and retaining walls along Victor street exhibit areas of joint mortar failure and brick surface efflorescence. One (1) precast concrete cap missing.	Repair damaged brick piers. Replace missing wall cap.	1-2	ES	S	94 sf (brick piers), 2 lf (precast cap)	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	At main entry - Rubber flooring in fair condition w/ soiling. CT wainscot and GWB walls and ceiling in good condition. Recessed entry mat using abrasive carpet inserts in good condition. At north entry lower level - Recessed mat is fair - sections are distorted and coming out of frame - possibly due to interior door swings. Resilient base is missing. GWB walls fair w/ minor damage and worn paint - possibly from water intrusion from drainage backup at nearby exterior trench drain.	At west entry, reset or replace as necessary recessed mat sections. Repair GWB walls and replace resilient base following site drainage resolution. See entry for site drainage also.	2	2	3	2	ES	S	30 sf (GWB) 15 lf (base)	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	Rubber flooring appears in good condition in upper floor levels. Synthetic flooring in lower level cracking & bubbling from slab moisture; possible moisture barrier failure. Ceramic tile wainscoting in overall good condition with a few broken corner tiles. Painted GWB above. ACT stains in a few locations and sagging tile throughout.	Fresh coat of paint throughout. Replace in kind section of rubber flooring in front of student's toilet rooms. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	1-2	3	2	2	ES	S	1900 sf (50% synthetic flr area)	Painting & clg. tile replacment under maint. budget.
	- Lockers	Metal lockers 7-1/2"x60" single tier in good condition. No designated accessible lockers.	Consider adding designated accessible lockers. If future building renovations trigger accessibility requirements, accessible lockers required.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Transoms & Borrowed Lights	HM frames and glazing are in good condition.	Fresh coat of painting throughout.	-	-	-	3	ES	L	-	Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Classroom doors swing into corridors are not rated. Hardware includes lever type handles without closers.	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	None	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Low and high drinking fountains are recessed and are code compliant	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QTNY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
3.	**Building Signage**										
	- Materials	Plastic signage located through out adjacent to rooms	No action required.	-	-	-	3	ES	-	-	
	- Code Required	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Code compliant	No action required.	-	-	-	-	-	-	-	
4.	**Stairs & Exits**										
	- Finish Materials	Rubber flooring at landings, treads and risers in good condition. Painted GWB and ACT ceilings in good condition. Fabric acoustical wall panels in stairs in good condition. Stair #1 has significant water damage on the GWB ceiling.	Further investigation required to determine location of roof leaks in stair #1 for repair.	3	3	2-3	1-2	ES	S	-	
	- Tread & Riser Height Uniformity & Nosing Compliance	No projections at stair nosings. Stair risers are uniform in height.	No action required.	-	-	-	-	-	-	-	
	- Guardrails (height, sphere)	Guardrail height at 42" at landings and at stair runs. Guardrail sphere opening is 6" and does not meet current ADA and MAAB regulations.	If future building renovations trigger accessibility requirements, provide code compliant guardrail.	-	-	-	-	-	-	-	Costs under renovation estimate.
	- Handrails (height, extensions, profile)	All handrails are 1-1/2 in diameter and 34" in height. Few handrail extension are 6" in length and don't meet current ADA and MAAB regulations.	If future building renovations trigger accessibility requirements, provide code compliant guardrail.	-	-	-	-	-	-	-	Costs under renovation estimate.
	- Landing Clearances	Appear code compliant.	No action required.	-	-	-	-	-	-	-	
	- Minimum Headroom	Appear code compliant.	No action required.	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	No presence of storage beneath the stairs.	No action required.	-	-	-	-	-	-	-	
5.	**Elevators & Lifts**										

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-10"x4'-10" complies with gurney size 22-1/2"x75". (3) stops. 3,000lbs - 120 ft/minute. Rubber floor is in fair condition. P.lam walls and celling in good condition.	Replace rubber floor.	2	3	3	2	ES	L	34 sf	
	- Chairlift Finish Materials, Platform Size, Clearances	No chairlift. Access to stage via flush floor oondition at stage rear.	No action required.	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Wood flush interior doors. Painted HM frames, sidelights generally in good condition. HM frame at door to Cafeteria storage room poor condition - corroded at bottom.	Mitigate source of water intrusion at storage room and replace door & door frame.	-	-	-	1-2	ES	S	(1) door & frame	
	- Door hardware	All interior door hardware lever type handle - code compliant. Some doors to Gym require adjustment of vertical rods for proper operation.	Adjust/repair gym door vertical rod hardware.	-	-	-	2	ES	S	-	Under maint. budget.
	- Door widths & clearances	Door widths and clearances appear to be generally code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Marble thresholds at toilet rooms are code compliant	No action required.	-	-	-	-	-	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	Painted GWB walls in good condition. VCT floor tiles appear in good condition. ACT tiles are stained in some locations.	After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework & Cubbies	Wood cubbies appear in good condition. Casework in overall good condition with a few hardware issues.	Repair hardware as required.	-	-	-	3	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	Costs under renovation estimate.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screens in good condition.	No action required.	-	-	-	3	ES	-	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Ceramic tile flooring and base. Painted GWB walls above. ACT tiles. All finishes appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	-	-	-	-	
	- Accessories	Toilet paper dispenser, toilet grab bars, paper towel and soap dispenser.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-	-	
9.	**General Purpose Classrooms**										
	- Finish Materials	Walls are painted GWB with vinyl base are in good condition. VCT floor tile in good condition. ACT tiles are stained in some locations.	Fresh coat of paint throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Some plam edge bands are missing/damaged.	Replace plastic laminate edge bands.	-	-	-	2	ES	L		Under maint. budget.
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	Costs under renovation estimate.
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screens. Smart boards in some classrooms.	No action required.	-	-	-	-	-	-	-	
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										
	- Finish Materials	Walls are painted GWB with vinyl base are in good condition. VCT floor tile in good condition. ACT tiles are stained in some locations.	Fresh coat of paint throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Some plam edge bands are missing/damaged.	Replace plastic laminate edge bands.	-	-	-	2	ES	L	-	Under maint. budget.
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	Costs under renovation estimate.
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screen.	No action required.	-	-	-	-	-	-	-	
	- Kilns	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	Lower level computer lab - Walls are painted GWB in fair condition - areas of distress from outlet modifications for computers. Vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT has seveal stained tiles.	Fresh coat of paint on walls throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker board in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Light Fixture Types and Layout	Recessed light fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	- Other										
13.	**SPED Classrooms**										
	- Finish Materials	Walls are painted GWB with vinyl base and VCT floor in good condition. Stained ACT tiles.	Fresh coat of paint throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker board and tack board in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Kitchen &Laundry Appliances	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Recessed light fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
14.	**SPED OT/PT**	No dedicated OT/PT spaces.									
15.	**SPED Tutorials**	No dedicated SPED tutorial spaces. See SPED classrooms.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms - see general purpose classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Finished wood floor and wood base, GWB walls and finish of exposed floor structure above in good condition. At stage skirt - return air grilles have been replaced w/ perforated metal sheets w/ veneer plywood surrounds. Metal is bent & punched in and in poor condition & wood surrounds broken.	Replace perf. metal grille assemblies w/ architectural-grade, high-impact rated return air grilles.	3	1,3	3	3	ES	-	18" high grilles at 12'-0" total length	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	Limited to one track lighting segment. Appears to have been relamped with LED lamps. Appears operational. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	Fire-retardant stage curtain and proscenium opening valance in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Rigging	One horizontal steel rigging bar at rear wall of stage area in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Stage is accessible via door at rear of stage that is on same level as stage platform. Access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift.	-	-	-	-	-	L	1 chairlift	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Recently installed broadloom carpet in good condition. Resilent base & GWB partitions in fair condition - wall below skylight at east has minor water staining streaks. 2x4 ACT is fair w/ several water stained tiles.	Repair leaking skylight sill condition & repaint east GWB wall. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	2	2	2	ES	S	see entry under bldg. ext.	
	- Acoustical Treatments	Former practice rooms have both tectum & fabric-wrapped acoustical wall panels in fair condition w/ some soiling.	Clean wall panels.	-	-	-	2	ES	L	-	Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in fair condition w/ minor finish wear. Entire length of toe-kick area has received small, round louvered inserts in order to ventilate base cavity - suggesting moisture buildup concerns.	Investigate cavity for presence of moisture and address source as needed.	-	-	-	1-2	ES	-	-	
	- Visual Display Surfaces	Marker boards and tack boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	Costs under renovation estimate.
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	Projection screen only. Assistive listening system not applicable.	No action required.	-	-	-	-	-	-	-	
	- Practice Rooms	Two practice rooms now used for storage. Similar materials and conditions as main music classroom, but w/ 2x2 ACT w/ several water stained tiles.	After addressing leak sources, replace water damaged ACT with humidity-resistant type.	2	2	2	2	ES	S	-	Under maint. budget.
20.	**Media Center**										
	- Finish Materials	Broadloom carpet floor exhibits signs of wear and tear. GWB wall and GWB ceiling appear in good condition.	Replace carpet with carpet tile. Fresh coat of paint throughout.	2	2	3	2	ES	S	1200 sf carpet	Painting under maint. budget.
	- Stacks	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Shelves	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	Wood veneer with plastic laminate working surface in good condition. Appears to be code compliant.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker boards and tack boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Carpet floor exhibits signs of wear and tear. GWB wall and ACT tile in good condition	Replace carpet with carpet tile. Fresh coat of paint throughout.	2	3	3	2	ES	S	300 sf carpet	Painting under maint. budget.
	- Light Fixture Types and Layout	Recessed light fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Synthetic athletic flooring and game stripes in good condition. Ptd. CMU walls & exposed long-span steel structure finish in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Wall Pads	Wall pads are in good condition.	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	No acoustic wall panels. Tectum panels at ceiling in good condition.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Recently repaired. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
	- Backstops	Fiberglass and clear glass backstops in good condition. Glass backstops have sections of foam edge padding pulling away. Did not observe raising or lowering operation.	Replace loose foam padding.	-	-	-	-	-	-	-	Under maint. budget.
	- Scoreboard & Time Clocks	Scoreboard only and appears in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Bleachers	Motorized, telescoping, 6-tier in good condition.	No action required.	-	-	-	-	-	-	-	
	- Dividing Curtains	Motorized dividing curtain appears in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	Climbing net array present and appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Nominal 2'x4' direct pendant mounts in cages w/ zone occupancy sensors. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Did not observe operation of AV or assistive listening systems.	Verify assistive listening system present & functional per MAAB requirements.	-	-	-	-	-	-	-	
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**										
	- Finish Materials	VCT flooring, CT base and wainscot, GWB partitions & soffits in good condition. 2x2 ACT ceiling in fair condition - some water stained tiles and minor tile sag. Round, aluminum column covers are loose and not secured to columns & trim rings at ceiling are missing or failed.	After addressing leak sources, replace water damaged ACT with humidity-resistant type. Secure column covers & replace trim rings.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	None. Using mobile condiment stations.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Combination of 2x2 recessed eggcrate fixtures w/ recessed downlights. Downlights re-lamped w/ LED lamps. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring in good condition - some soiling around floor trough. Quarry tile cove base in fair condition - several tiles missing. QT installed on top of epoxy creates undesirable edge condition and should ideally be flush w/ flooring. 2x2 scrubbable ACT ceiling in good condition.	Replace missing QT base. Consider recessing QT base to have cove edge flush w/ floor.	3	2	3	2	ES	S	20 lf QT base	
	- Overhead or Counter Doors	Stainless steel counter door at unused dishwash in good condition. Operation of these overhead drs. was not observed.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Inflow through center set of double doors and outflow through single doors to either side of inflow. No concern reported.	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	Equipment appears in good condition. No operation observed.	No action required.	-	-	-	3	ES	-	-	
28.	**Teacher Workroom & Staff Areas**	Rms. 320 and 320A									
	- Finish Materials	Walls are painted GWB with vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT tiles are fair w/ water damage at several locations.	After addressing leak sources, replace water damaged ACT with humidity-resistant type	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Wood veneer base cabinets with plastic laminat working surfaces & open wall cabinets in overall in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 recessed eggcrate fixtures. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, resilient base, GWB partitions and 2x4 ACT ceiling in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminat countertop in overall good condition. Faux drawer front at sink base cabinet missing.	Replace faux drawer front.	-	-	-	2	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	Code compliant with proper side approach clearances. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
	- Light Fixture Types and Layout	2x4 recessed eggcrate fixtures. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Broadloom carpet or VCT flooring, resilient base, GWB partitions and 2x4 ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QTNY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Marker boards and tack boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Present. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Same materials noted above.	No action required.	3	3	3	3	ES	-	-	
	- Conference	Same materials noted above.	No action required.	3	3	3	3	ES	-	-	
	Workstations (FF+E)	Main reception desk is systems furniture in good condition.	No action required.	-	-	-	3	ES	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Walls are painted GWB with vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT in good condition.	No action required.	3	3	2	2	ES	-	-	
	- Casework	Wood veneer base cabinets with plastic laminat working surfaces & open wall cabinets in overall in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Walls are painted GWB with vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT in good condition.	No action required.	3	3	2	2	ES	-	-	
	- Casework	Wood veneer base cabinets with plastic laminat working surfaces & open wall cabinets in overall in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	
33.	**Student Toilets**										

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Finish Materials	Ceramic tile flooring and wainscot in good condition. ACT tile appears in good condition	Fresh coat of paint throughout.	3	3	3	3	ES	L	-	Under maint. budget.
	- Toilet Partitions	1 year phenolic type partitions are in good condition. Appear to be code compliant	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant. Good working condition	No action required.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirrors	No action required.	-	-	-	-	-	-	-	
	- Accessories	Toilet paper dispenser, toilet grab bars, paper towel and soap dispenser.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-	-	
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, base and painted GWB wall above. SCT ACT tiles. All finishes in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and water closet	No action required.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirrors	No action required.	-	-	-	-	-	-	-	
	- Accessories	Toilet paper dispenser, toilet grab bars, paper towel and soap dispenser.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-	-	
35.	**Storage**										
	- Finish Materials	Lower level general storage areas - Walls are painted GWB with vinyl base are in good condition. VCT floor tile in good condition. ACT tiles are stained in some locations.	Fresh coat of paint throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S	-	Under maint. budget.
	- Built-In Storage	None	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Mechanical & receiving areas - Exposed concrete slab flooring in fair condition - generally soiled w/ areas of water stains. GWB paritions &exposed structural finishes at ceiling in good condition. 2x4 ACT ceiling at receiving fair condition w/ minor sag and some water stained tiles.	Clean and seal concrete floor slabs. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	2	3	2,3	2	ES	S	concrete 1000 sf	Ceiling tile replace. under maint. budget.
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc within mechanical areas.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Concrete pads generally fair condition w/ water & rust staining.	Clean and seal concrete floor slabs.	-	-	-	2	-	-	Included in area abv.	
	- Other	GWB partitions around several custodian mop sink locations have failed because of water damage.	Rebuild GWB partitions using water-resistant GWB and install protective stainless steel mop sink wall panels at sink.	-	-	-	0	ES	I	300 sf GWB, 8 s.s panels	
37.	**Controls**										

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Height (accessibility)	Observable control locations code compliant.	No action required.	-	-	-	-	-	-	-	
38.	**Other Spaces**										

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GREENHALGE ELEMENTARY SCHOOL

Date of Review: Tuesday, June 25, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Greenhalge Elementary School (#01), located in the Centralville neighborhood of Lowell, was completed in 1994. The facility is comprised of three stories with a floor area of approximately 55,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Twin School: McAvinnue Elementary School.
2.	**Original Construction:** 1994 - Building was dedicated on October 30, 1994 Age of Building: 19 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S0.1, S1.1, S1.2, S1.3, S1.4, S2.1, S3.1, S3.2 (Jan 25, 1993) Contractor: Eastern Contractors, Inc. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** No structural renovations to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility is comprised of three stories with a floor area of approximately 55,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls (with perimeter foundation drains), and retaining walls; concrete slab on grade at First Floor; structural steel - wide flange and HSS columns, beams/girders (composite at floors); lightweight concrete with composite steel deck floor slabs; steel roof deck. At the Third Floor there is an open air play area. Lateral force-resisting system is typically reinforced CMU walls tied to HSS columns. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

GREENHALGE ELEMENTARY SCHOOL

Date of Review: Tuesday, June 25, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Open Play Area at the Third Floor: The slab in this area has a concrete topping to which an applied membrane has been added. There are an extensive number of random cracks in the concrete, several of which have been repaired. Apparently no roof leaks associated with penetration through this slab area have been identified recently. Monitoring of these slab cracks should be done on a regular basis and an allowance made for likely additional repairs over the short term			**2**	**S**
	b.	Flooding at First Floor: Flooding occurred recently reportedly via the foundation under-drainage system. The cause was apparently due to an overload to the storm drainage system caused by unusually heavy rainfall. In any case, the foundation under-drainage system needs to be cleared out periodically via the clean-outs to prevent any disruption to the on-going school operation.			**2**	**I**
	c.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

GREENHALGE

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size. Service is protected by a 4" Zurn-Wilkins double check valve assembly.	3	ES	N/A	Equipment is in good condition.		CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 4" alarm check valve at service entrance. Piping is black steel with a combination of threaded and coupling joints & fittings depending on piping size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None		CMG
4.	**Misc Fire Protection**	Fire department connection appears to be a Siamese 2-1/2" x 2-1/2" x 4". Caps have been removed. Connection is susceptible to vandalism. Fire department valves, located in cabinets, are provided on all floors outside of stairway enclosures.	3	ES	S	Install caps on fire department connection.		CMG
5.	**Sprinklers**	Sprinklers are solder type heads.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25		CMG
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a meter. There is a reduced pressure backflow preventer provided for boiler water make-up, RPBP was installed in 2006. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation. Some valves in the Boiler Room are showing signs of corrosion.	3	ES	S	Replace valves with corrosion to maintain working order.		CMG

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by two PVI storage type water heaters. Heaters have an input of 540,000 btuh and 250 gallons of storage. Both heaters are showing signs of corrosion. There is a high-low mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated.	2	ES	S	Replace water heaters with new high efficiency condensing heaters.	 	CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition. One drain on the east side of the roof appears to be set higher than the roof surface. It appears water infiltrates at the doors to the outdoor play area. Sloped roof drain to gutters & downspouts which discharge to flat roof areas. Gutters have been damaged from ice build up.	2	ES	S	Repair gutters. Clean around roof drain domes.	 	CMG

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear orignial to the building. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Kindergarten classroom water closets are floor mounted with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with either two handle facuets, hot and cold metering faucets, or single temperature metering faucets. Classroom sinks are stainless steel counter mounted with gooseneck faucet and bubbler. Band Room sink is two bowl stainless steel counter mounted with gooseneck faucet. Art room contains stainless steel counter sinks eqipped with solids interceptors. Mop sinks are floor mounted. Mop faucets are equipped with vacuum breakers. Walls behind mop receptros are all damaged and show signs of mold. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine does not appear to be in use.	2	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building. Repair damaged walls at mop receptors and provide a water resistant finish. Provide accessible fixtures in all public spaces including classrooms.	    	CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to loading area. Gas supplies boilers, water heaters, kitchen equipment, HVAC units, and generator. Piping is black steel with welded and threaded joints, depending on pipe size.	3	ES	NA	System appears to be in working order.		CMG
	MECHANICAL							

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The heating plant consists of (2) Weil McLain cast iron boilers with gas fired Power Flame Burners each with 2049 MBH input capacity. Flue gases associated with the combustion process escape the building through a galvanized sheet metal breeching system which is insulated with what appears to be calcium silicate. The breeching system consists of a common vent for both boilers which exits vertically up through the roof. Ventilation air used for the combustion process is introduced into the mechanical room through an indoor heating and ventilation unit. Water is circulated throughout the piping system with the use of (2) end suction base mounted pumps. The pumps are of the Armstrong manufacture and each have a capacity of 195 GPM at 75 FT/HD and are powered by a 7.5 HP motor. Thermal expansion of the heating hot water is handled with (1) vertical expansion tank.	2	ES	S	Boiler #1 has a cracked cast iron section which needs to be replaced before operating this boiler. The boilers have reached approximately half of their expected life with approximately another 20 years remaining. One base mounted end suction pump has been replaced and the other should also be replaced with a high efficiency premium inverted duty motor for variable frequency drive applications. This would increase energy savings during minimal load times. Piping insulation should be replaced on a as needed basis, currently there is missing insulation on the boiler piping. The expansion tank should be insulated to prevent further heat loss.	  	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The chilled water system consists of (2) indoor reciprocating style chillers of the McQuay manufacture. The units have a capacity of 100 tons each and are associated with individual outdoor roof mounted refrigerant condensers, each sized at 100 tons to match the indoor units. Each chiller is equipped with dual compressors and dual crank heaters and are mounted on spring isolators for vibration control. ACR type refrigerant piping with closed cell foam insulation interconnects the indoor chiller to the outdoor condenser. The refrigerant utilized is R-22. The chilled water side of the system uses schedule 40 black steel to distribute chilled water to the equipment within the building. This chilled water circulates through the piping system with the use of (2) base mounted end suction pumps. Their capacity was unknown at the time of the visit. They are completely insulated with what appears to be closed cell foam insulation to prevent condensation. Thermal expansion of the chilled water system is handled with a vertical expansion tank which is not insulated.	2	ES	S	The chiller system has reached approximately half of its expected life with approximately another 20 years remaining. The outdoor condensers should be serviced to ensure condenser coils are free from any debris and fins are combed. Condenser fan motors and shafts should be lubricated as some squeaking was heard during operation. Overall maintenance on the whole system should be performed on an annual basis to prevent failure to existing components. Refrigerant piping insulation requires replacement as majority of the current insulation is cracking and falling off. One base mounted end suction pump has been replaced and the other should also be replaced with a high efficiency premium inverted duty motor for variable frequency drive. applications. This would increase energy savings during minimal load times.	  	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The Kitchen is heated with an indoor gas fired make up air unit which provides make up air for the kitchen when the hood is activated. This unit is located in the third floor mechanical room. A galvanized sheet metal duct distribution system travels from the unit to the Kitchen and terminates in the ceiling with multi vane diffusers. The Cafe is tempered with an indoor air handling unit which is equipped with a hot water heating coil and chilled water cooling coil. This unit is located in the third floor mechanical room. A galvanized sheet metal duct distribution system travels from the unit to the Cafe and terminates in the ceiling with multi vane diffusers and low wall return registers. The Gym is tempered with an indoor air handling unit which is equipped with a hot water heating coil and chilled water cooling coil. This unit is located in the mezzanine level mechanical room above the third floor. A galvanized sheet metal duct distribution system travels from the unit to the Gym and terminates high within the rafters with sidewall double deflection diffusers and mid high wall return registers.	2	ES	S	The air handling unit serving the Café requires a new belt on the supply fan. The supply fan motor shaft and fan shaft must be aligned prior to installation of belt. All units should have their motor bearings and shafts lubricated yearly, coils vacuumed clean yearly and filters replaced on a quarterly basis. Overall the life expectancy of an air handling unit is approximately 30 years, these units are approaching the end of their servicable life, however, preventative maintenance may prolong their life span.	    	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	Classrooms, Administration area, Media Center, and Computer rooms are tempered with either wall mounted unit ventilators or concealed ceiling mounted unit ventilators. Both style units are equipped outside air connections, hot water coils and chilled water coils. The admin area and computer room units are equipped with refrigerant coils in lieu of chilled water coils and are associated with roof mounted condenser units. All the cooling coils have a drain pan under the coil to capture any condensation that occurs on the coil. Majority of the hot, chilled and condensate piping within the unit ventilator cabinets had minimal to no insulation on them. Each unit vent is equipped with filters, however, many did not have any installed. Also within the classrooms were wall mounted fintube radiation, this was utilized for supplemental heating during the winter season. Some rooms had the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters are utilized as the main heat source. These units are equipped with heating coils only.	2	ES	S	All of the unit ventilators should have their motor bearings and shafts lubricated. Squealing was heard on majority of the units. All unit ventilator filters should be replaced immediately. Some units had no filters installed which is not code compliant. The unit ventilators within the Media center were not producing any air circulation due to the filters being completely packed with dust and dirt, (These filters were temporarily removed to allow cooling of the space). Insulation on all hot water, chilled water and condensate drain piping within the unit cabinet should be installed. Some units had no insulation on the chilled water or condensate piping which allowed condensation to form and fall onto the floor causing water marks and ceiling stains on the floor below. This condensation is allowing the floor and ceiling surfaces to remain wet and could potentially cause mold growth.	   	LV
5.	**Exhaust Systems**	There are typical roof mounted mushroom style exhaust fans which exhausts air from bathrooms, hallways, classrooms, kitchen, and storage rooms. These roof mounted fans communicate to each individual space through a galvanized sheet metal duct distribution system which terminates in each space with a ceiling mounted exhaust grille.	2	ES	S	There was one fan on the roof which had the mushroom cap completely removed. It was laying on the roof upside down collecting water. This fan is not functioning and should be replaced or repaired if possible. The remaining fans should have their motor bearings and shafts lubricated and aligned. Insect screen should be installed on all exhaust fans.		LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	The heating and chilled water piping distribution system utilizes what appears to be a schedule 40 black steel pipe which is insulated with fiberglass insulation. Refrigerant piping utilizes what appears to be ACR copper piping with closed cell foam insulation. Condensate piping associated with the cooling coil drain pans utilize copper piping with minimal in any fiber glass insulation.	3	ES	S	The fiberglass insulation throughout the building should be repaired/replaced as needed. In some locations insulation was not present which is potentially causing issues with water stains and mildew. Outdoor insulation on the refrigerant piping is cracking and deteriorating, this should be replaced. Insulation is important as it helps maintain proper water and refrigerant temperatures so the equipment can potentially work less and save more energy.	 	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The temperature controls for the entire building is pneumatic which operates off of compressed air. There is an air compressor in the mechanical room which provides compressed air to multiple pneumatic tubes which travel to each piece of equipment. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building, in some cases the pneumatic tubes were not connected to anything. This type of control is antiquated and not very reliable or energy efficient. Currently there is a control company, Ameresco, performing upgrades to the existing system. The service contract is providing new Honeywell direct digital controls to be installed in certain areas of the building. It is unknown at this time what the extent of the new controls are however, it was noted that not every classroom had new digital thermostats, unit vents were not provided with electronic modulating control valves or actuators and neither were any of the air handling units at this time. Also there is no central building management workstation at the school, all data is reported to the city's main central computer where it is monitored by personnel.	1	ES	L	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, maintenance reminders, energy consumption meters to help determine where energy is being wasted and easy troubleshooting feature to help determine the real problem with an existing or new system.	   	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1600 amp, 277/480 volt, 3 phase, 4 wire and is in good contion. The equipment is manufactured by GE Spetra Series.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		CGD
2.	**Distribution System**	The feeders and subpanels are in good condion. There is TVSS equipment at Main Switchgear and remote panels.	3	ES	N/A	The TVSS equipment should be tested by authorized testing company. Equipment was not in alarm. Life of system is same as service equipment.		CGD

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc.	3	ES	N/A	The school has updated Computer lab wiring and is up to date.		CGD
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condion. The Media Center lighting fixtures should be repalced.	3	ES	L	The Media Center fixtures were modified from metal halide to fluoresecnt. The light level is not adequate.		CGD
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. One Site Pole fixture at corner of parking lot has head missing.	2	ES	L	One fixture head needs to be installed at corner of parking area. It is recommended that the fixtures be replaced with LED type.		CGD
6.	**Emergency Power**	An Onan 100KW generator serves both Emergency and optional standby lods. The generator is in good condition. The prime mover fuel is natural gas.	3	ES	N/A	The generator has been well maintained. A new radiator has recently been installed.		CGD
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant. The light levels in egress areas are above code required. Only emergency lights were on in corridors during this survey.	3	ES	N/A	System is in good working order.		CGD
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Notifier model 7200.	2	OB	I	The custodian reported that the panel is usually in trouble. However, a normal state was observed during the survey. The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		CGD
9.	**Security System**	The securiy system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.		CGD

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	The paging, intercom and clock system are functioning properly. The head end equipment is located in the Admin. The system is manufactured by Dukane. An NEC telephone system is present and appears to be fairly new and in excellent condition.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.		CGD
11.	**Data Systems**	The data system is in good condition. Cat 6 wiring has recently been installed to serve computer labs and classrooms. The number of drops in each classroom consists of two per wall. Smartboards with ultra short throw projectors have been installed in some classrooms. The custodial staff indicated Smartboards are being installed in a phased manner.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed in corridors.		CGD

DRAFT

3 Abraham Lincoln Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site with minor slope towards the Chelmsford and Short Street. Site shared with baseball fields, basketball court and playground equipment maintained by the recreation department; residential neighborhood to the east and south; commercial buildings to the west and playfield/commercial to the north.
- Tight site; limited buildable area
- Bus drop-off / pick-up on the north; shared staff parking and parents drop-off/pick up on the east side; students enter building from main entrance.
- Parking is limited due to site constraints and is shared with student play area. Overflow staff parking onto the streets.

Surfaces and Features:

- Concrete and bituminous paving surfaces are in good to fair condition in many areas requiring minor repairs.
- Concrete curbing is in good to fair condition in many places and should be repaired and/or replaced
- No site drainage provided inside the curved masonry step seating on the north side of building
- Masonry bench and masonry step seating is in fair condition and should be repaired.

Building Exterior

Exterior Walls and Canopies:

- Exterior windows appear to be in good to fair condition; plastic glazing should be replaced.
- All exterior door hardware is in fair condition and should be replaced.
- Exterior HM frames and doors in fair to poor condition and should be replaced
- Brick masonry appears to be in good condition; moisture stains should be cleaned on brick masonry; adjacent overgrown brush/trees should be cut back and roof water diverters added
- Top portion of masonry screen wall at the service entrance is in good to fair condition and should be repaired.

DRAFT

Summary Narrative

- Site lighting appears adequate
- Steel framed structures at the main entrances are in good to fair condition and require painting.

Roof:

- Flat roofs and associated flashings/copings are in poor condition and require replacement
- Sloped metal roofs are in good to fair condition, repairs required in some areas.
- Fence type snow guards in fair to good condition
- Sloped skylight is in good to fair condition and requires minor repairs

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Ceramic tile wainscot in corridors appears to be in good condition
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Carpet is in fair condition and should be replaced in some areas
- VCT in fair to good condition – replace damaged tiles in many locations.
- Rubber floor in fair to good condition and should be replaced in some areas.
- Gymnasium synthetic flooring is good condition.
- Walk off mats are in poor condition and should be replaced
- Plastic laminate casework and hardware is in good to fair condition requiring minor repairs; does not meet current ADA/MAAB requirements in some locations
- Wood interior window sills are in good condition

Openings:

- Interior doors and hardware are in good to fair condition and require repair and/or replacement in some locations
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in some locations

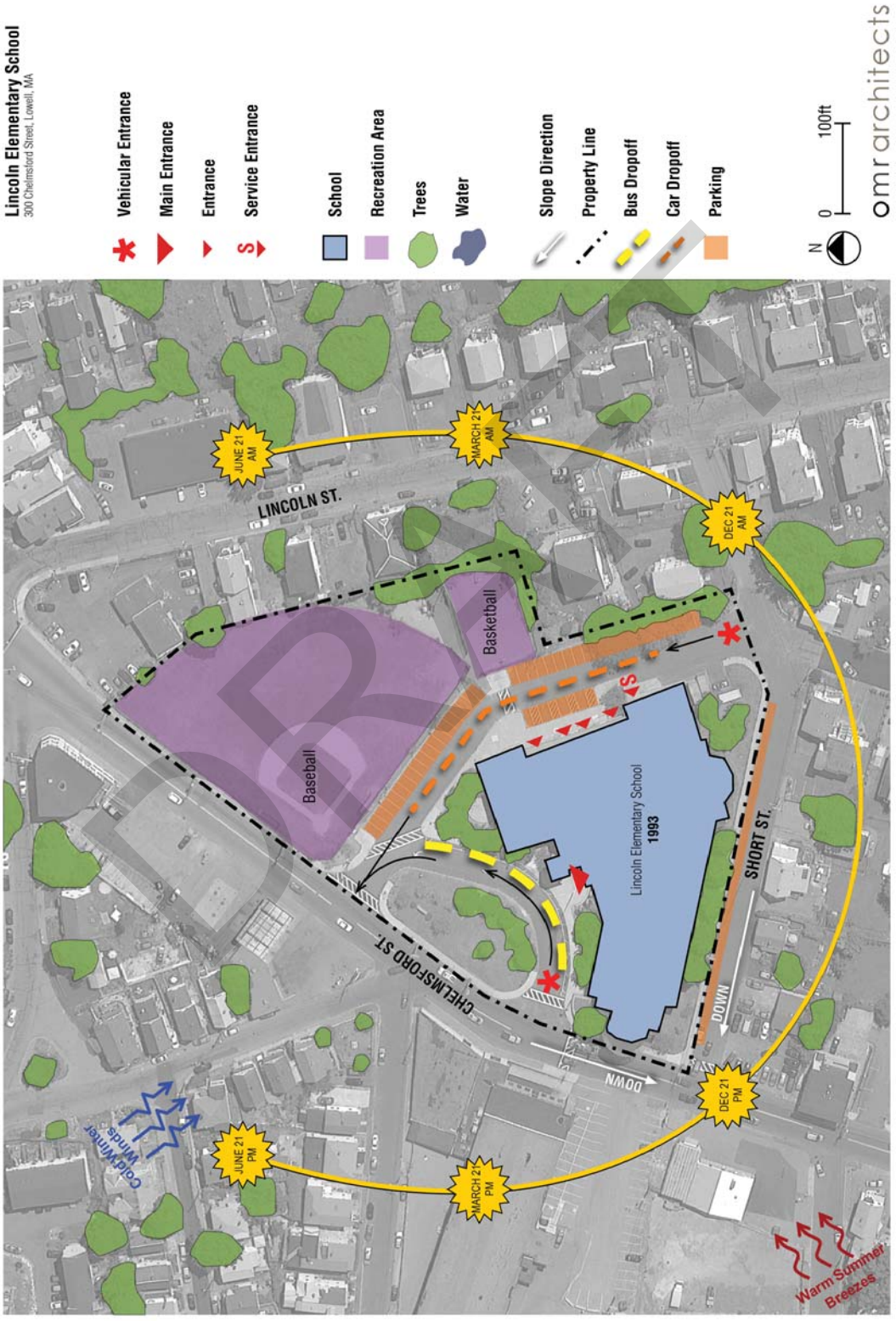
Vertical Circulation:

- Elevator is in good condition
- Stairs guardrails do not meet current building code requirements and should be painted if retained
- Access to stage in cafetorium does meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

DRAFT

Site Analysis Graphic



Photographs



Drop off main entrance pavement in overall good condition.



Adjacent overgrown vegetation should be cut back removed from adjacent building. Humidity and stains are potential issues.



Steel framed canopy structures at the main entrances are in good condition and require just painting.



Sloped skylight is in good to fair condition and requires minor repairs.



No site drainage provided inside the curved masonry step seating on the north side of building.



Masonry site walls/benches typically deteriorated from water intrusion and/or impact damage.

DRAFT

Photographs

Roof water diverts should be added to run water away from building.





Media center with generous ceiling height and daylight.

Example of failed seals at exterior aluminum windows.





Water damaged acoustic ceiling tiles throughout the school illustrate the many leaks requiring repair.



Exterior hollow metal frames and doors in fair to poor condition.



Typical VCT flooring condition on first floor with excessive slab moisture/water issues.

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Photographs



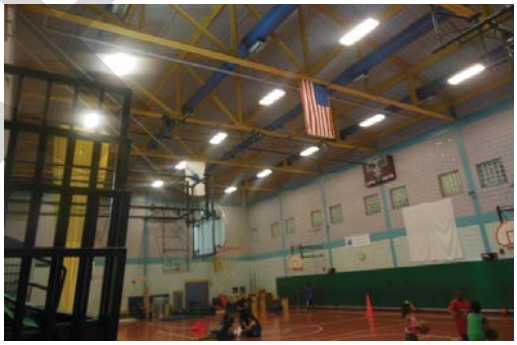
Bright and inviting main lobby and stair case.



Typical corridor with double tier metal lockers in good condition.



Recently installed phenolic bathroom partitions.



Gymnasium finishes and equipment in good condition.



Typical second floor classroom in overall good condition.

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General Building Information

SCHOOL NAME	**Abrahman Lincoln Elementary School**
SCHOOL ADDRESS	300 Chelmsford Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	492
NUMBER OF STAFF	
ORIGINAL CONSTRUCTION	1993
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**164,004 sf**
SITE AREA FOR BUILDINGS	36,629
SITE AREA FOR PAVING	34,000
SITE AREA FOR PLAYFIELDS	41,000
SITE AREA FOR OPEN SPACE	52,375
ZONING DESIGNATION	TMF - Traditional Neighborhood Multi-Family
NEIGHBORHOOD	Highlands

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2C (per construction documents)	E	60,100	2 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Lincoln Elementary School

DATE OF REVIEW: 07-08-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance on the north side by the administrative offices. Service entrance on the east side. Both locations have adjacent concrete walkways. Portions of concrete walkways are damaged and cracked at the concrete patio/walkways in front of school.	Repair damaged sections.Refer to category 4 on site for quantities	2-3	-	-	-	
	- Connection to accessible route and accessibility	The original code construction documents indicate that the individual Kindergartens doors are considered secondary exits. Possible accessibility code violation due to the existence of 4" high concrete step.	If future building renovations trigger accessibility requirements, modify at least one entrance to be made accessible via a ramp.	-	-	-	-	Costs under renovation estimate.
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Perpendicular parking along the kindergarten wing and playing fields. Number of parking spaces appear adequate. Asphalt pavement appears in good condition with some sections that require minor repair	Repair respective sections of asphalt pavement.	2-3	ES	S	1500 sf	
	- Curbing Materials and Wheel Stops	Vertical granite curb throughout. Damaged curbing along end perpendicular parking space by playing fields and in front of kindergarten wing.	Replace sections in kind.	2	ES	S	70 lf	
	- Number and size of spaces by type (typical, accessible)	40 total including (4) HC) .	No action required.	-	-	-	-	
	- Parking striping	Parking stripping "cracking".	Repaint striping at all parking	2	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	total of (4) located on the exterior wall of the kindergarten wing	No action required.	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off/Pick up areas occurs by the kindergarten wing road loop. Great number of students walk to school.	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	Appears not to be an issue due to overall site access.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Building main entrance 5 to 6 bus drop off /pick up on the school sidewalk on the single loop from/to to Chelmsford. Parents use the site access from short street along kindergarten for drop off/pick up. Staff also park in this area.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	Pedestrian walkway crosses and vehicular direction arrows painting stripes are "cracking". (1) vertical sign by the single loop drop off indicating one way access for buses and a sign indicating school vehicles only	Painting required.	2	ES	S	-	Under maint. budget.
	- Walkway Materials	Portions of concrete walkways are damaged and cracked at the following locations: concrete patio/walkways front of school; along Kindergarten wing & Kinder. entries; along entrance road and Chelmsford street.	Repair concrete walkways.	2	ES	S	2000 sf	
	- Curb Cuts and Detectable Warning Strips	Curb cuts appear in good condition. Detectable warning strips are non existent.	If future building renovations trigger accessibility requirements, provide warning strips to meet MAAB.	-	-	-	-	Costs under renovation estimate.
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Full building perimeter access.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Concrete walkways adjacent to building. Road asphalt pavement.	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	No loading dock. Level concrete pavement has some cracks	Concrete patching required. See entry for concrete walkways above.	2	ES	S	incl. in area abv.	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(1) of each. Paper and cardboard recycling only. No trash compactor	No action required.	-	-	-	-	
	- Protective Bollards	One by the metal storage container	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Maintained by Parks and Recreation Department	No action required.	-	-	-	-	
	- Accessible route to fields	Directly from the parking lot through chainlink fence openings	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Transformer 6ft chain link fence enclosure adjacent to service area and chain link separating playfields from school site	No action required.	-	-	-	-	
9.	**Site Topography**							
	- Characteristics	Relatively flat with gentle slope toward the Chelmsford Street and Short Street corner.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Front of main entrance. Library. South side along Short street. Shrubs and trees. shrubs very dense by cafetorium/kitchen area and library. Tall trees close to building. Moisture and stain to building masonry and windows	Cut back adjacenct shrubs and trees limbs at building.	2-3	-	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Materials and Characteristics	Curved brick seating area in front of the 4th grade classrooms has extensive damage and efflorescence. Broken brick units, stained masonry and brick joint failure. Similar issues at curved wall at main entry.	Replace damaged bricks and chemically wash brick and precast cap at curved seating area. Repoint. Investigate whether flashing needs to be replaced or provided.	2	-	S	brick 50 sf repoint 720 sf wash brick & cap 750 sf	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	(4) ornamental light poles by main entrance. Wall pack light fixtures located on building throughout. Tall pole light fixtures along Chelmsford, Short streets and above parking spaces. Lenses are very "hazed"	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Gas meter, transformer, electricity. No issues reported regarding utilities.	No action required.	3	ES	-		
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-		
	- Bicycle Racks	None	No action required.	-	-	-		
	- Flagpoles	Front of main building entrance. Good condition. Plastic base cover is damaged.	Replace base w/ aluminum base.	2	ES	S	1 base	
16.	**Site Drainage**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Ponding	Ponding occurs by the curved step seating in front of the 4th grade classrooms.	Add catch basin.	1	OB	I		Under maint. Budget.
	- Catch Basins	Located by drop-off/pick up road loop and road entrance.	No action required relative to observable portions of structures at grade level.	3-at grade	ES	-		
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-		
18.	**Other Observations**							
	- Site Sign	Brick wall support for site sign has deteriorated brick veneer and minor efflorescence - probable water intrusion.	Investigate whether flashing needs to be replaced or provided. Repair damage veneer.	2	ES	S	100 sf brick	
		Soil erosion by the accessible stair from nearby school art room to side walk. Run off of mulch adjacent to the building to concrete walk ways and around flag pole. Discharge pipes for mechanical condensate lines thru exterior of building have been vandalized/removed.Make-shift rubber hoses have been installed in lieu.	Re-divert water run off to prevent soil erosion. Provide edging material to contain mulch material. Replace in kind the discharge condensate lines.	0	ES	I	cond. line allow.	Edging under maint. budget.

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick Veneer. There are numerous areas of moisture stains due to roof water run off and overgrown shrubs and tall trees in close proximity to bldg. Locations: Administration offices. Along the entire south side on Short Street and by the art classroom. Masonry screen wall at the service area is has stress fractures and evidence of efflorescence. There is evidence of water infiltration.	Cut back tree limbs and shrubs. Install roof drainage diverters. Chemicaly clean brick . Top of service entrance screen wall needs to be replaced and re-built with flashing and anchors.	2	ES	S	diverters 60 lf, clean brick 3,500. rebuild service wall 200 sf	Planting trim under maint. budget.
2.	**Windows**							
	- Frame Materials	Painted aluminum frame.	No action required.	2	ES	-	-	
	- Glazing Type and Color	Insulated tinted double glazed. 60+/- individual glazing units have been replaced with single panes of polycarbonate panels and plywood due to vandalism. Loss of thermal value and poor light transmittance indoors.	Replace with tinted insulated glass to match other intact windows.	1	OB	I	540 sf	
	- Operable sash type and sash hardware	Combination of single hung with sash lock and fixed window. (8) windows need hardware replacement.	Replace hardware.	2	ES	S	8 units	
	- Storm Windows and Insect Screens	None	No action required.	-	-	-	-	
	- Sills	Exterior brick sill and interior wood sills is overall good condition	No action required.	3	-	-	-	
	- Shades or Blinds	Pull down shades in overall good condition. Generally minor soiling.	Routine clean shades.	-	-	-	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	HM frames and doors. Door leaves hit each other. Bottom of doors and frames are corroded.	Adjust hardware. Replace doors and frames.	1	ES	I	3 double doors	
	- Glazing Type and Color	Insulated tinted double glazed.	No action required.	-	-	-		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	Code compliant	No action required.	-	-	-		
	- Entry door hardware	(1) door leaf has lever type and the other has pull. Both have interior panic devices.	No action required.	-	-	-		
	- Power operators	None	Consider providing power door operators as part of modifications to entry designated as accessible.	-	-	-		
4.	**Exterior Doors**							
	- Materials	HM frames and doors. 90% of doors and frames are corroded at the bottom /threshold.	Replace entire door and frame.	1	ES	S	10 single doors	
	- Door widths & clearances	Code compliant	No action required.	-	-	-		
	- Door hardware	Lever handle type with lock. Compliant compliant	No action required.	-	-	-		
	- Overhead or Coiling Doors	Coiling door by the load dock service entrance. No apparent functional issues	No action required.	-	-	-		
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted aluminum fascias, soffit/ overhangs and roof coping. Roof steel structure under the stair tower and shed roofs by the administrative offices require painting	Prep and paint underside of steel structure overhangs.	2	ES	S	800 sf	Under maint. budget.
6.	**Sealants & Expansion Joints**							
	- Materials	Doors, window sealants show signs of aging .	Removal and recaulking expected short term.	2	ES	S	2724 lf	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Original Firestone EPDM membrane at flat roof. Roof leaks throughout and has areas of membrane "blistering". Standing seam gable roof over gym, stair tower and lower overhang roof by the administration offices. Individual pedestal glue on snowguards have been replaced by snow fence type guards in fair to good condition.	Flat roof condition and age near the end of its lifespan. Replace entire membrane roof.	1	ES	I	Membrane 19,400 sf snowguards 180 lf	
	- Roof edges and copings	Metal roof edge and copings. Metal coping joints caulk are failing.	Provide splice joints.	1	ES	I	incl. in above	
	- Walkway pads	membrane pads has been cut to accomodate roof patches and a few are curling up and some are missing	Replace in kind.	2	ES	I	incl. in above	
8.	**Skylights**							
	- Type (unit or glazed)	Aluminum framed -gable sloped. Finish coating peeling at a few aluminum framing members. Small and large gaps at aluminum frame joints have been caulked but joints are failing.	Re-place entire unit in kind.	1	ES	I	324 sf (36 x 9)	
	- Glazing Type	Double glazed -tinted insulated. Glazing shows signs of coating discoloration and thus comprising thermal value of and light transmittance of unit.	Replace as part of skylight replacement.	1	ES	I	incl. in above	
	- Curbs	Membrane curbs appear to be in good condition	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Aluminum painted downspout from library roof to classroom roof has a long outfall to the classroom roof. No gutters installed on this project.	Extend downspout closer to roof.	2	OB	S	3 lf	
	- Splash block or tied to storm drainage	No splash at location of downspout	Provide splash block.	2	OB	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Painted metal roof access thru 2nd floor janitor's closet. (1) roof access ladder down to lower roof well by kitchen area. Code compliant	No action required.	-	-	-	-	
11.	**Areaways**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	None	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Paint is peeling off on the metal decorative sunshading device over media center roof.	Remove residual paint, prime and paint entire structure.	2	ES	S	400 sf	Under maint. budget.
13.	**Other Observations**							
		Roof top units pipe insulation wrappings are deteriorated. Many pipe support wood sleepers have many stress facturers. Brick mortar joint spalling/missing above counter flashing around gym wall.	Replace in kind.	1	ES	I	-	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	VCT flooring fair - heavily soiled. Concrete sill poor - minor spalling and failing paint. Bottoms of steel columns corroding. Several missing CT base units. GWB ceiling in good condition.	Clean VCT flooring. Investigate and mitigate source of water intrusion at sill areas. Repair conc. sill and repaint. Treat, prep & paint steel colums. Replace CT base units.	2	2	3	2	ES	S	20 sf conc sill 20 lf CT base + water allowance	
2.	**Corridors**										
	- Finish Materials	Ceramic tile wainscotting at 3'-2 1/2" high. CT around classroom entrie. Few broken CT base tile. ACT stains in a several locations. Section of rubber floor missing in front of student's toliet rooms. GWB/CT and CMU around gym in overall good condition.	Fresh coat of paint throughout. Replace in kind section of rubber flooring in front of student's toilet rooms. After addressing source of water leaks, replace wet ACT tiles.	2-3	3	2-3	2	ES	S	200 sf rubber	Paint and ceiling tile replacement under maint. budget.
	- Lockers	Metal lockers 12"x60" double tier in good condition	No action required.	-	-	-	3	ES	-	-	
	- Transoms & Borrowed Lights	Hm frames are in good condition	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Classroom doors into corridors have closers. Doors leading from main lobby stair are 3/4 hr fire rated.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	2nd flr: doors leading into main stair lobby and other egress stairs are on hold-open and have closers	No action required.	-	-	-	3	ES	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	2nd flr: Low and high drinking fountains are recessed and are code compliant	No action required.	-	-	-	-	-	-	-	
3.	**Building Signage**										
	- Materials	Plastic signage included throughout. Approx. 25% of room signage is missing or displaced.	Replace missing or displaced room signage.	-	-	-	2-3	ES	S	allow for 24 signs	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Code compliant.	No action required.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Signage appears to meet MAAB regulations for lettering, braille, contrast and mounting heights.	No action required.	-	-	-	-	-	-	-	
4.	**Stairs & Exits**										
	- Finish Materials	Rubber stair treades and risers and landings in fair condition w/ general soiling - will requie replacement long term. VCT or rubber at floor landings fair to good. Wall finishes are CMU and GWB in fair condition - worn paint at GWB. 2x4 ACT ceilings fair w/ minor sag. Paint is typically worn at all metal stringers, handrails and guardrails.	Clean rubber treads, risers, landings. Fresh coat of paint on all metal stair components.	2	3	3	2-3	ES	L	-	Floor clean and painting under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	(2) stairs: Guardrail ladder type design- non code compliant. Height at stair run=34" not code compliant. Sphere 6-1/2" non code compliant. Main stair guardrail sphere is 6-1/2" non code compliant.	Provide code compliant guardrail.	-	-	-	-	ES	S	6 flights	
	- Handrails (height, extensions, profile)	Stair #3: there is no handrail on the open side of stair.	Provide code compliant handrail.	-	-	-	-	ES	S	incl. in above	
	- Landing Clearances	Appears code compliant.	No action required.	-	-	-	-	-	-	-	
	- Minimum Headroom	Appear code compliant.	No action required.	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	Stair #1 & Stair #2:presence of storage beneath stair. It appears the spaces are not fire rated and therefore not code compliant	Either remove the use of these spaces as storage or fire-rate spaces accordingly to comply with code.	-	-	-	-	ES	I	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-4"x4'-6" complies with gurney size 22-1/2"x75". (2) stops. 3,000lbs - 120 ft/minute. VCT flooring and Plam wall finishes in good condition	No action required.	3	3	3	3	ES	-	-	
	- Chairlift Finish Materials, Plaftform Size, Clearances	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL				
6.	**Interior Doors & Sidelights**										
	- Materials	Wood flush interior doors. Painted HM frames, sidelights in fair condition - most frames have paint damage. Art rm. Entry door has cracked dr. glazing.	Repaint all HM door and sidelight frames throughout.	-	-	-	2	ES	S	-	Under maint. budget.
	- Door hardware	All interior door hardware lever type handle - code compliant. Frame-located door silencers typically missing.	Replace door silencers.	-	-	-	2	OB	L	130 doors	
	- Door widths & clearances	Door widths and clearances appear to be generally code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Marble thresholds at toilet rooms are code compliant	No action required.	-	-	-	-	-	-	-	
7.	**Kindergarten Classrooms**	Notes also cover PreK classrooms.									
	- Finish Materials	VCT flooring in fair condition - many slab cracks telegraphing through, some areas damaged in room and near exterior doors. Resilient base and GWB partitions fair to good condition. 2x4 and 2x2 ACT fair condition w/ tile sag, some areas pronounced. Recessed entry mats at exterior doors fair to poor - carpet inserts worn and some frames lifting off slab. Areas of VCT damaged around mats. GWB walls low around exterior doors damaged.	Repair damaged VCT and repair concrete slab if required. Replace sagging ACT w/ humidity-resistant type. Replace carpet inserts at recessed mats and reset frames. Replace VCT around mats. Repair GWB at exterior doors.	2	3	2	2	ES	S	slab allow., VCT 3500 sf, ACT 6000 sf, inserts 120 sf, GWB at doors 100 sf	
	- Casework & Cubbies	Plastic laminate casework in fair condition - several locations have damaged or missing door pulls and edge damage. Some p. lam. Backsplashes missing & wall water damaged. Finished wood cubbies in fair to good condition.	Repair damaged or missing hardware and damaged edge conditions. Repair water damage walls and replace missing backsplashes.	-	-	-	2	ES	S	allow for 30% total LF	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	see plumb. report	see plumb. report	see plumb. report	-	Costs under renovation estimate
	- Light Fixture Types and Layout	Direct/indirect pendant fixtures. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	Projection screen.	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	CT floor and integral base in good condition. GWB partitions in fair condition - wall damage around toilets w/ VCT tiles applied for protective surface. 2x4 ACT ceiling fair w/ minor sag.	Remove VCT from wall & repair wall damage and provide CT wainscot if needed.	3	2	2	2	ES	S	Repair wall & add CT (total wall area 250 SF)	
	- Plumbing Fixtures	See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	-	
	- Mirrors	Mirrors in good condition.	No action required.	-	-	-	-	-	-	-	
	- Accessories	Soap, paper towel and toilet paper dispensers in good condition.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Grab bars and toilet paper dispensers are mounted too high to meet MAAB regulations for PreK and K bathrooms.	Relocate bars & dispensers to be within MAAB height requirements.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT and resilient base installed in the last few years replacing original carpet. 2x4 ACT stains in several classrooms due to roof leaks and overhead mechanical units. GWB partions fair to good w/ worn paint.	Fresh coat of paint throughout. After addressing source of water leaks, replace stained ACT tiles.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall good condition. Some plam edge bands are missing/damaged in several classrooms w/ some pull and hinge hardware damaged or missing. Metal perim. casework Rm. 113 damaged - counter buckling, toe space crushed, doors displaced.	Replace plam edge bands. Repair hardware. Replace metal casework Rm. 113.	-	-	-	2-3	ES	S	allow 60 lf p. lam. casework. 15 lf metal cswrk	
	- Visual Display Surfaces	Aluminum framed tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	-	ES	-	-	Costs under renovation estimate
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures w/ occupancy sensor parallel to teaching wall. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screens. Smart boards in classrooms:205, 207, 213,	No action required.	-	-	-	-	-	-	-	
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring in fair condition - minor damage, staining and some bubling. GWB partitions fair - heavily soiled and worn paint. Resilent base and 2x4 ACT & GWB ceilings in good condition.	Replace VCT flooring & base and repair concrete slab if required. Prep & paint GWB walls.	2	2	3	2	ES	S	995 sf VCT + slab allow.	
	- Casework	Plastic laminate casework in fair condition - several locations have damaged or missing door pulls, corroded hinges, edge damage and casework is soiled. Fintube radiation covers have missing transitional pieces at segment facets.	Repair damaged or missing hardware, damaged edge conditions and clean casework. Replace missing fintube cover pieces.	-	-	-	2	ES	S	20 lf casework	
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	-	ES	-	-	Costs under renovation estimate
	- Light Fixture Types and Layout	Linear pendant lights in radial array. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	- Kilns	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT floor finish installed where casework is installed on the corridor side. Remainder of floor is carpet in fair condition.	Fresh coat of paint throughout. Replace carpet w/ VCT & base.	3	3	3	3	ES	L	800 sf VCT	Paint under maint. budget.
	- Casework	Exterior perimeter metal casework shelves warped due to excessive weight of computers stored on top.	Replace casework sections.	-	-	-	2	ES	L	20 lf metal casework	
	- Visual Display Surfaces	Aluminum tack boards,marker boards and projection screen in good condition	No action required.				3	ES	-	-	
	- Light Fixture Types and Layout	Pendant direct /indirect w/ occupancy sensor parallel to the teaching wall	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	- Other	None	No action required.	-	-	-	-	-	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	Painted GWB walls, VCT floor finish installed where casework/sink is installed on the corridor side. Remainder of floor is carpet. All finishes appear in good condition. Exception at SPED ABE Rms. 107, 108 and 109 - area of VCT flooring has adhesive failure/leeching possibly from water intrusion.	At Rms. 107, 108 and 109 - investigate for possible water infiltration and replace VCT.	3	3	3	3	ES	-	VCT 520 sf + slab allowance	
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Code compliant with proper approach clearances.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Pendant direct/indirect w/ occupancy sensor parallel to the teaching wall	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
14.	**SPED OT/PT**										
	- Finish Materials	Broadloom carpet fair condition - worn and buckling. GWB partitions fair w/ minor damage & worn paint. 2x4 ACT ceiling fair w/ minor sag.	Carpet scheduled for replacment w/ VCT. Prep & paint GWB walls.	2	2	2	2	ES	S	260 sf VCT	Paint under maint. budget.
	- Casework	Plastic laminage casework in good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Apparatus	None	No action required.	-	-	-	-	-	-	-	
	- Overhead Supports	None	No action required.	-	-	-	-	-	-	-	
	- Divider Curtains	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 recessed parabolic with occupancy sensor. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Speech)**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Painted GWB walls with res.base. Carpet is worn out and wrinkled. 2x4 ACT ceiling is stained.	Fresh coat of paint throughout. Replace stained ACT tiles . Replace carpet with VCT tiles and base.	1-2	3	3	2	I	-	VCT 335 sf ACT 335 sf	
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Alumimum framed tack boards and marker boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct /indirect w/ occupancy sensor parallel to the teaching wall. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Finished wood floor is dull w/ worn finish. Stage skirt has several areas of finished wood damage. GWB partitions fair. Exposed roof structure finish in good condition.	Refinish wood floor. Repair wood damage at skirt.	2	2	3	2	ES	S	stage 620 sf skirt 30 sf	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	Two segments of multi-color lights located above stage. Operation not observed. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	- Stage Curtains (fire, proscenium, back of house)	Fire-retardant proscenium curtain w/ valance curtain only and in good condition.	No action required.	-	-	-	-	-	-	-	
	- Rigging	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Stage Accessibility	Handrail at one access stair has failed wall bracket. Stage is accessible via door at rear of stage connecting to ramp to ground level. Access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Repair handrail fastening. Provide accessible route to stage within cafetorium via chair lift.	-	-	-	1	ES	I (brcket) L (lift)	-	Handrail bracket under maint. budget.
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	2nd flr: painted GWB walls, VCT floor finish installed where casework/sink is located. Remainder of floor is carpet. All finishes appear on good condition.	No action required	3	3	3	3	ES	-	-	
	- Acoustical Treatments	None	No action required	-	-	-	-	-	-	-	
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	-	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Sink is 36" high and appears not code compliant.	If future building renovations trigger accessibility requirements, provide acessible sink.	-	-	-	-	ES	-	-	Costs under renovation estimate
	- Light Fixture Types and Layout	Pendant direct /indirect w/ occupancy sensors parallel to the teaching wall. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet floor exhibits signs of wear and tear. Exposed acoustical metal deck. Stained 2x4 ACT in the offices. Damaged GWB corners.	Replace carpet with carpet tiles. Fresh coat of painting throughout. After addressing source of water leaks, replace stain ACT tiles. Install wall corner guards.	1	2	3	2	ES	S	carpet tiles 1200 sf	Ceiling tile replace & corner guards under maint. budget.
	- Stacks	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	-	-	-	-	
	- Carrels	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Shelves	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	-	-	-	-	
	- Circulation Desk	Wood veneer with plastic laminate working surface in good condition. Appears to be code compliant	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Workroom / Staff Areas	Carpet floor exhibits signs of wear and tear. GWB wall and ACT tile in good condition	Replace carpet with carpet tile. Fresh coat of paint throughout.	1	3	3	2	ES	S	carpet tiles 290 sf	Paint under maint. budget.
	- Light Fixture Types and Layout	suspended 1x light bulbs on a "star" layout shape. Office spaces have 2x4 recessed lights	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Synthetic athletic flooring in fair to good condition - soiled towards perimeter. Resilent base fair to poor - several sections are loose and coming away from wall. CMU walls fair w/ worn paint. Exposed steel acoustic roof deck and long-span steel truss finish in good condition.	Clean flooring. Re-secure or replace loose resilient base. Prep & paint CMU walls.	2	2	3	2	ES	S	Base 300 lf	Paint under maint. budget.
	- Wall Pads	Pads are in good condition. School noted there is a section of missing pads located opposite the exterior door.	Replace missing wall pads.	-	-	-	-	-	S	-	Under maint. budget.
	- Acoustical Treatments	Fabric-wrapped acoustic wall panels are essentially all gone - clips failed. Remaing panels soiled.	Replace all acoustical panels.	-	-	-	0,2	ES	S	512 sf	
	- Drinking Fountains	Appear to be in non-operable condition. See plumbing system report.	Scheduled for service. See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	-	
	- Backstops	Appear in good condition. Operation not observed.	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Possible scoreboard malfunction evident.	Investigate & confirm proper operation and repair as required.	-	-	-	2	ES	S	-	Under maint. budget.
	- Bleachers	6-tier motorized bleachers recently installed and in very good condition.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Dividing Curtains	None	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None installed.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Nominal 2'x4' direct pendant mounts in cages w/ zone occupancy sensors. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Did not observe AV or assistive listening systems.	Verify assistive listening system present & functional per MAAB requirements.	-	-	-	-	-	-	-	
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**										
	- Finish Materials	VCT flooring fair - cracking along slab cracks which are aligned w/ expansion joints & column lines. CT wainscot (high and low) in good condtition. GWB partitions fair w/ soiling from diffusers and paint wear. 2x4 ACT fair w/ stained tiles and soiled tiles from diffusers. Sprinkler head escutcheon plates missing.	Repair slab cracks and replace VCT. Clean GWB. Replace stained and soiled ACT. Provide sprinkler head escutcheons.	1-2	2	2	2	ES	S	1050 SF (50% floor) + slab allow.	ACT replacement under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Nominal 2'x4' surface mounted fixtures. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy floor in fair condition - requires minor patching. Quarry tile base fair w/ some loose and missing segments. GWB walls fair w/ minor damage and paint wear. 2x4 scrubbableACT ceiling is fair.	Patch epoxy floor damage. Re-secure and replace QT base.	2	2	2	2	ES	S	100 sf epoxy 20 lf QT base	
	- Overhead or Counter Doors	Stainless steel counter door at unused dishwash in good condition. Operation not observed.	No action required.	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Two entry doors and two exit doors. No concern reported.	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	Equipment appears in good condition. No operation observed. No concern reported.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Painted GWB w/ vinyl base, carpet flooring and 2x4 ACT ceilings. All finishes appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces typ. in fair to good condition. Minor hardware repairs at 1st floor workroom kitchenette area.	No action required.	-	-	-	3	ES	L	-	Under maint. budget.
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	Sink is 36" high and appears not be code compliant	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	-	-	-	-	

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SCHOOL NAME: Lincoln Elementary School

DATE OF REVIEW: 07-08-2013
REVIEWED BY: RA AND DH

Condition Legend	Age Factor	Action Priority
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1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	2x4 recessed parabolic with occupancy sensor. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, resilient base and GWB walls in fair to good condition. 2x4 ACT clg. fair w/ minor sag.	No action required.	3	3	2	2	ES	-	-	
	- Casework	Plastic laminate casework in fair condition	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	See plumbing system report.	Scheduled for service. See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	2x4 recessed fixtures w/ eggcrate diffuser. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	VCT flooring, resilient base and GWB walls in fair to good condition. 2x4 ACT clg. fair w/ minor sag.	No action required.	3	3	2	2	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Entry Door Intercom	See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	See entries for admin. above.	No action required.	3	3	2	2	ES	-	-	
	- Conference	See entries for admin. above.	No action required.	3	3	2	2	ES	-	-	
	Workstations (FF+E)	System furniture at reception desk in good condition and heights MAAB compliant.	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Broadloom carpet & resilent base in good condition. GWB partitions fair w/ minor damage and worn paint. 2x4 ACT ceiling fair w/ some stained tiles.	Prep & paint GWB walls. After addressing water leaks, replace damaged ACT.	3	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Plastic laminage casework in good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										
33.	**Student Toilets**										
	- Finish Materials	CT floor and wainscot is 6'-1/2". Boys room has stained 2x4 ACT. 1st floor baths have corroded ACT grid and stained tiles.	After addressing water leaks, replace stained ACT tiles. Replace 1st floor ACT ceiling systems.	3	3	2	3	ES	-	370 sf ACT	
	- Toilet Partitions	Code compliant. Partitions recently replaced with phenolic type.	No action required.	-	-	-	4	N	-	-	
	- Plumbing Fixtures	Code compliant. Toilet flush valves don't work properly. Toilet seats are stained and loose. 2nd floor handicap sink in boy's room is stained around faucet. 1st floor boys acc. Sink mounting is starting to fail.	See plumbing system report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor.	Relocate toilet and soap dispensers to within MAAB reach range.	-	-	-	3	ES	S	-	Under maint. Budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant. However one non accessible urinal is located in very close approximity to the door swing. It appears that the door interferes with the use of respective urinal	No action required.	-	-	-	-	-	-	-	
34.	**Staff Toilets**										
	- Finish Materials	CT floor and base. Painted GWB above. ACT ceiling. All finishes are in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and watercloset	No action required.	-	-	-	3	ES	-	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES		-	
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor.	Relocate toilet and soap dispensers to within MAAB reach range.	-	-	-	3	ES	S	-	Under maint. Budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items code compliant	No action required.	-	-	-	-	-	-	-	
35.	**Storage**										
	- Finish Materials	Storage areas typically have VCT flooring, resilient base, GWB partitions and 2x4 ACT ceilings all in good condition.	No action required.	-	-	-	-	-	-	-	
	- Built-In Storage	None	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	At custodial office - VCT flooring fair w/ some damaged tiles. Resilent base fair. GWB partitions fair w/ some wall damage & worn paint. 2x4 ACT clg. Is fair to poor w/ cracked, stained & displaced tiles. At receiving - conc. slab fair w/ soiling, resilient base fair, GWB partitions fair w/ some wall damage & worn paint. 2x4 ACT ceiling poor condition overall. At boiler room - concrete floor in fair condition w/ some soiling, GWB fair w/ minor damage & worn paint. Exposed structure finish at ceiling good.	Repair VCT flooring, repair GWB damage and prep & paint, replace ACT clg. In receiving. Clean and seal boiler room concrete floor.	1-2	2	2-3	2	ES	S	438 SF VCT 438 SF ACT 1000 SF CONC	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc throughout this area.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Concrete pads in good condition.	Seal concrete.							-	
	- Other									-	
37.	**Controls**										
	- Height (accessibility)	All items code compliant.	No action required.	-	-	-	-	-	-	-	
38.	**Other Spaces**										
		Installation/convertion upgrade from CAT-5 cabe to CAT-6 in progress throughout school. See electrical system report.								-	
	First Floor Custodial Closet	Significant and ongoing condensation/water leak from ACU-3 unit above has caused damage to VCT floor, resilent base and GWB partitions in this room. Majority of ACT clg. system is gone.	Repair ACU to stop leak and replace all finishes. Replace ACT ceiling.	1	0	0	1	ES	I	75 sf ACT 275 sf GWB walls 75 sf VCT	

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LINCOLN ELEMENTARY SCHOOL

Date of Review: Thursday, July 11, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Lincoln Elementary School (#17), located in the Highlands neighborhood of Lowell, was completed in 1994. The facility, built on an essentially level site, is comprised of two stories with a floor area of approximately 59,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Twin School: Murkland Elementary School.
2.	**Original Construction:** 1993 - Building was dedicated on October 17, 1993 Age of Building: 20 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S-1 to S-11 (July 22, 1991) Contractor: Eastern/Congress - A Joint Venture Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** 1997 - Architectural only. Not structural renovations. (Verify) Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - 6th Ed. (Feb 28, 1997)
4.	**Description of Structure:** The facility (once known as Highland Elementary School), built on an essentially level site, is comprised of two stories with a floor area of approximately 59,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, and grade walls; concrete slab on grade at First Floor; structural steel - HSS columns, beams, and gable-shaped roof trusses at Gym; open web steel joists and longspan steel joists at floor and roof, 4" floor slabs - normalweight concrete on steel formdeck; and steel roof deck. Lateral force-resisting system is a combination of structural steel diagonal bracing and moment frames, with infill reinforced CMU infill panels around the Gym. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in **good-to-excellen**t condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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Condition Legend
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1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Interface of Low Roof and Brick Facade: There appears to be a conflict of building elements problem below the sloped low roof. There is a hole in the brick veneer and inside it there appears to be a skewed steel bearing plate. This condition should be investigated to determine what is going on. An allowance should be carried for the work involved in providing a remedy for this condition.			**2**	**S**
	b.	Roofs: A number of roof leaks have been reported at this facility and there is evidence on the ceiling tiles below the flat roofs. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

LINCOLN SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size. Service is protected by a 4" Febco double check valve assembly.	3	ES	N/A	Equipment is in good condition.		CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Fire distribution main is 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire department connection is a Siamese 4"x 2-1/2" x 2-1/2". There are fire hose stations are provided on both floors.	3	ES	N/A	None.		CMG
5.	**Sprinklers**	Sprinklers are solder type heads.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
	PLUMBING							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a 2" meter. There is a reduced pressure backflow preventer (RPBP) provided for boiler water make-up. There is a 1-1/2" water meter and RPBP for irrigation system. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	3	ES	S	Replace valves with corrosion to maintain working order.		CMG
2.	**Hot Water System**	Hot water for the building is generated by a gas fired water heater; RUUD model G37-160 with 160,000 BTUH input. There is a 200 gallon water storage tank. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated. There are 6 gallon electric water heaters provided at each mop receptor.	2	ES	S	Replace water heater with new high efficiency condensing heater.	 	CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	N/A	None.		CMG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Kindergarten classroom water closets are floor mounted with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with two handle faucets. Electric water coolers are recessed mounted, hi-low. Kindergarten classroom sinks are two bowl stainless steel counter mounted with gooseneck faucet and bubbler. General classroom sink are single bowl, stainless steel, with gooseneck faucet and bubbler. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	   	CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, and kitchen equipment. Piping is black steel with welded and threaded joints, depending on pipe size. Generator is not on a dedicated supply from the gas meter. Kitchen gas supply is not equipped with automatic gas shutoff valve interlocked with hood operation.	3	ES	L	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.		CMG
	MECHANICAL							

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E. FP/P/H/E

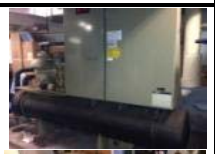
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two (2) gas fired cast iron sectional hot water boilers. The boilers appear to be in in fair condition, however some sections show signs of corrosion and it is our understanding that one boiler is currently not used as the boiler relief valve currently leaks and is in need of replacement. The boilers were manufactured by HB Smith Model Series 28A-8 with an input capacity of 2499 MBH and output capacity of 1709 MBH. The boilers are vented with steel breeching that is routed up through a masonry chimney. There is an inline combustion air fan installed in the boiler room. Hot water is distributed to building heating equipment and air handling systems by two (2) end suction hot water pumps (Taco 200 GPM/40 ft. Head/5 HP) that are equipped with VFD drives. The pumps appear to be in poor condition. One pump has a newer motor installed. The hot water heating system shot feeder is in poor condition. The majority of the equipment and distribution system of the heating plant was installed circa 1991. Therefore the majority of the equipment is 22 years old and at the end of its useful expected service life and should be considered for replacement.	1,2	OB	I	Recommend repairing Boiler No.2 including safety relief valve. Replace shot feeder. Repair one hot water pump motor. Consider installing VFD drives for HW pumps.	   	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The majority of the building is air conditioned. There is an indoor split-system chiller (Trane Model CCACD121RHNLR623FHPT; S/N U92F09513) that is located in the mechanical room. The chiller is connected to an outdoor air-cooled condensing section. Chilled water is distributed to chilled water cooling coils located in classroom unit ventilators and fan coil units located throughout the building by two (2) base mounted end suction pumps (manufactured by Taco, 283 GPM @ 60 ft. head, 7.5 HP motor). One of the pumps has a new motor and the other pump has its original motor; both pump motors are equipped with VFD drives. The chiller and pumps appear to be in fair condition. The outdoor condensing units were manufactured by Trane (Model CAUCC8042B03) (typical of 2). The Chiller system operates on R-22 refrigerant. The condensing units appear to be in fair physical condition, however are at the end of their expected useful service life. A number of the building air conditioning unit ventilators and fan coil units were not operating correctly during the time of our visit. Therefore it is uncertain if all cooling stages are functioning properly. The building chiller, condensing unit, pump and distribution systems were originally installed approximately 20 years ago. Therefore this equipment is nearing the end of expected useful service life. Two areas (Administration and Elevator Mach Room) of the building are air conditioned by split system air cooled condensing units that are connected to air handling and classroom unit ventilators equipped with DX cooling coils. The air cooled condenser units located on the roof appear to be in poor condition, with visible signs of rusting and corrosion. All cooling equipment and systems should be considered for replacement.	1,2	OB,ES	S	The chiller and associated condensing units should be inspected tested, repaired as required and cleaned. Chilled water system should be maintained through a water treatment program. Standby pump motor should be inspected and replaced with new energy efficient motor if required. Roof mounted split system air cooled condensing units should be inspected, tested, repaired, and charged with refrigerant as required.	    	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The gymnasium is heated and ventilated by a rooftop heating and ventilation (H&V) unit. The kitchen is heated by a rooftop gas fired H&V unit. The H&V units appears to be in fair condition, however is nearing the end of its expected service life. There are indoor, horizontal ceiling suspended air conditioning units that serve the Administration office area, Lobby, Library, and Cafeteria. These units appear to be in fair to poor condition, are approximately 20 years old, and nearing the end of their expected service life.	2	ES	S	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.		DP

DRAFT

LINCOLN SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	The majority of classrooms are heated, ventilated and air conditioned by hot water classroom unit ventilators. Some classrooms and offices are served by ceiling mounted unit ventilators or fan coil units. Ceiling mounted units have not had filter changes performed in many years. There were 8-10 classroom unit ventilators and fan coil unit that were not operating correctly at the time of our visit. Most of these units are nearing the end of their expected useful life as they are approximately 20 years old. Some areas of the building are heated by hot water fin tube radiation heating and hot water cabinet unit heaters and convectors.	2	OB	S	Recommend unit ventilators and fan coil units receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required until scheduled for replacement.	  	DP
5.	**Exhaust Systems**	Building classrooms, offices, restrooms and the kitchen hood are primarily exhausted by roof mounted exhaust air fans. The majority of fans are approximately 20 years old and in need of replacement as the fans are nearing the end of their expected useful service life. Many of the fans had excessive vibration during operation. Some exhaust fans do not appear to be working. There are total of approximately eleven (11) exhaust fans serving the building. The existing kitchen exhaust fan does not appear to be code compliant and/or UL listed for kitchen grease exhaust duty. This fan should be replaced.	1,2	OB	S	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	 	DP

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LINCOLN SCHOOL

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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	Hot water supply and return piping appears to be in fair condition. Some sections of piping at joints/valving show signs of corrosion. Some piping sections have missing or damaged insulation. Some sections of HHW and CHW piping have experienced leaks in recent years. During our site visit, ACU-3 unit's cooling coil was frozen and condensation from the coil and associated piping caused some floor and ceiling tile damage. The gymnasium H&V unit recently had a new freeze protection pump installed in the HW coil piping.	2,3	ES	S	Recommend repair and/or reinsulate sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system. Repair ACU-3 unit.	  	DP
7.	**Automatic Temperature Controls**	The building HVAC systems are controlled by a Pneumatic automatic temperature control system. The ATC compressor and air dryer appear to be in fair condition, however should be inspected as they appear to be nearing the end of their expected service life. There is a supervisory front end DDC control system manufactured by Siemens that was installed to connect the building to a city wide energy management system.	2	OB	S	Building terminal heating and air handling unit system controls should be verified and repaired as required as there appear to be at least 8-10 unit ventilators and fan coil units that were not operating during the time of our visit. Recommend considering upgrade to full DDC (direct digital controls).	 	DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1000 amp, 277/480 volt, 3 phase, 4 wire. The equipment is manufactured by Westinghouse Power-line-C. The main switchboard consists of a Pull section, Main/CT, and a distribution section. The utility company meter is located indoors adjacent to the main switchgear.	2	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining. The main electric room is being used as a storage room and the items within it should be removed, it is currently a safety hazard.		DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders and subpanels are in good condition. There is TVSS equipment at remote power panels. The panels are located within dedicated electrical closets. Remote electric rooms contain a code violation. A transformer is located within the panelboards required dedicated clear working space. See adjacent picture.	3	ES	N/A	The TVSS equipment should be tested by authorized testing company. Equipment was not in alarm. Life of system is same as service equipment.		DMP
3.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and are in good condition. The circuits are segregated by load type such as lighting, HVAC, Kitchen, receptacles, etc. Electrical receptacle quantity and locations are adequate. New power feeds were installed to electrified furniture in computer lab.	3	ES	N/A	The system appears to be well maintained. No issues reported from the custodial staff.	 	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. Lighting control consists of occupancy sensors in the classrooms and offices along with local line voltage switches. Common areas contain local line voltage key switches and exterior lights are controlled via time clocks.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	  	DMP
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. Decorative acorn type fixtures are illuminating the main entry and building mounted HID and incandescent wall packs are present around the perimeter of the building. The building mounted fixtures and the decorative acorn type fixtures are in poor condition.	2	OB	S	It is recommended that the fixtures be replaced with LED type.	 	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	A Kohler 70KW generator model # 70R272 serves both Emergency and optional standby loads. The generator is in good condition. The prime mover fuel is natural gas.	3	ES	L	The generator has been well maintained. The current emergency distribution does not comply with today's code as emergency life safety loads are required to be separated from optional stand-by loads	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Simplex 4100U.	2	OB	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.		DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	The paging/intercom system are functioning properly. The head end equipment is located in the Admin. The clock system manufactured by Simplex is no longer operational local battery clocks have replaced system clocks. The Paging system is manufactured by Bogen model Multicom 2000 and is in good condition. A Vodavi telephone system is present and is integrated to the paging system.	3	ES	L	The paging system appears to be well maintained. No issues reported from custodial staff. We would recommend installing a new wireless GPS based clock system throughout the school to replace the battery powered clocks. The custodial staff stated the Vodavi phone system has been problematic. We recommend that a telephone system tech review the functionality of the phone system and re-program and provide updated software as required.	 	DMP
11.	**Data Systems**	The data system consist of Cat6 data cable. Each classroom has 8 data and 1 phone, Some classrooms contain interactive projectors with local sound systems and A/V wiring to support them.	4	N	N/A	The data system is about a year old and in good condition. No issues were reported from the custodial staff.		DMP

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4 S. Christa McAuliffe Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Sloping site shared with Robinson MS and city baseball fields; residential neighborhood to the north, residential neighborhood to the east, wooded area and residential neighborhood to the south, wooded area and steep slopes to the west
- Tight site; limited buildable area
- Shared parent and bus drop-off / pick-up areas and staff parking
- Parking is limited due to site constraints
- Limited play areas, use perimeter access drive and entry sidewalk area

Surfaces and features:

- Concrete and bituminous paving surfaces are original, cracked and settled in many areas
- Granite curbing is original and is damaged due to snow plows in many locations
- Poor site drainage at McAuliffe outdoor sitting area and pick-up area between McAuliffe and Robinson Schools

Building Exterior

Exterior wall and canopies:

- All aluminum windows in fair condition throughout the building although sash pulleys inoperable in many locations making window operation difficult
- All exterior door hardware is in good condition
- Brick masonry appears to be in good condition, except at freestanding walls where no cap flashing installed and brick spalling has occurred due to water infiltration
- Steel framed canopy structures at entrances are in good to fair condition and require minor repairs and repainting

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Summary Narrative

Roof:

- Fully adhered EPDM flat roofs and associated flashings/copings are in good to fair condition. Ponding of water in some areas
- Evidence of water infiltration in many smaller roof areas and brick caps
- Cracked skylight glass but no leaks
- Standing seam metal roofs appear in good condition

Building Interior

Finishes:

- GWB walls in corridors and stairs recently repainted
- Ceramic tile wainscot in corridors appears to be in good condition
- Sagging and damaged ACT systems should be replaced due to condensation and/or roof leaks above ceilings
- Carpet is being replaced in all classrooms with VCT, many replacement areas require vinyl base to be installed
- Gymnasium synthetic flooring in good condition
- Plastic laminate casework and hardware is in good to fair condition and does not meet current ADA/MAAB requirements in many locations
- Classroom GWB walls require repainting, except where teachers have repainted walls themselves

Openings:

- Interior doors and lever door hardware are in good condition and operate well
- Exterior hollow metal doors and frames have rusted and should be replaced in many locations
- Normal wear and tear at exterior aluminum entrance systems

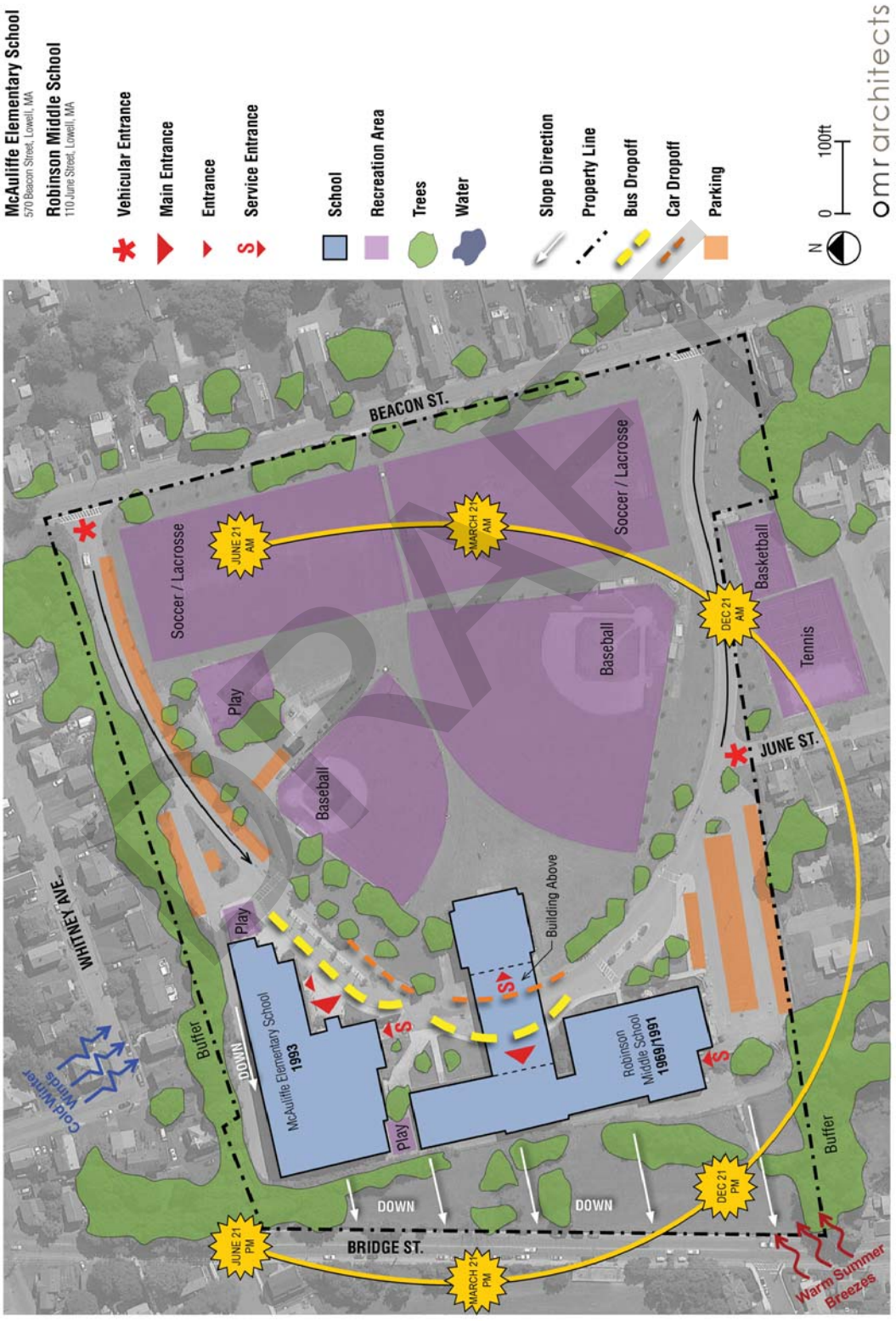
Vertical circulation:

- Elevator is in good condition and operates well.
- Stairs handrails and guardrails do not meet current building code requirements
- ADA access to stage in cafetorium accessible only by music classroom behind stage

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



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Photographs



View of main entrance; pick-up / drop-off lane in foreground.



Outdoor gathering area at kindergarten wing is non-compliant with ADA and has major drainage issues.



View of outdoor space between McAuliffe and Robinson.



Damaged brick at top of brick piers.



Typical roof drain requiring cleaning and ongoing maintenance.



View of flat roof at bay window in Art Room has major drainage issues resulting in water infiltration.

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Photographs



View from Cafetorium looking towards stage.



View from Gymnasium; bleachers to the left and windows from second floor corridor on right.



View from Media Center looking at reading and stack area.iew from Media Center looking at reading and stack area.



View of water damage in Art Room from roof leak. (See exterior photo on previous page)



View of typical classroom looking at exterior wall.



View of typical classroom looking at teaching wall.

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General Building Information

SCHOOL NAME	**S. Christa McAuliffe Elementary School**
SCHOOL ADDRESS	570 Beacon Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	502 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1993
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**909,567 sf**
SITE AREA FOR BUILDINGS	36,038
SITE AREA FOR PAVING	111,420
SITE AREA FOR PLAYFIELDS	462,500
SITE AREA FOR OPEN SPACE	262,384
ZONING DESIGNATION	TSF - Traditional Neighborhood Single Family
NEIGHBORHOOD	Centralville

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type (per const. docs.)	A, E	approx. 63,600	3 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: McAULIFFE ELEMENTARY SCHOOL

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(5) total entrances to the school; (1) on north side at boiler room, (2) on main entrances on east side, (1) on south side at the loading dock and receiving area. (2) exits from stair enclosures at the west side. Glazed aluminum doors in aluminum frames w/ aluminum framed sidelights appear in good condition. Painted steel doors w/ painted steel frames are in fair to poor condition.	Repair and/or replace exterior steel doors and frames. (See B.3 & 4)	2	ES	S	-	See B.4
	- Connection to accessible route and accessibility	Entrances are connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA).	No action required.	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking is located primarily on east side; due to limited capacity for parking school staff parks at north edge of baseball field.	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Granite curbing (vertical and sloped types) at parking and roadway including drop-off / pick-up areas is in good condition. Concrete curbing along loop road at north and west sides of building is in good condition.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Aisle parking, angled on north side. Approxmiately 14 parking spaces including (2) HC spaces. Unknown quantity of parallel parking spaces along roadway between school and baseball field.	No action required.	3	ES	-	-	
	- Parking striping	Parking striping is in good condition.	No action required.	3	ES	-	-	
	- Accessible Parking Signage	Yes	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off and pick-up area is on the south side of the building.	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	No separation between cars and buses.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	"one way" signage indicates pick-up/drop off circulates through parking aisles and queuing long south side.	No action required.	3	ES	-	-	
	- Traffic Markings and Traffic Signage	Yes	No action required.	3	ES	-	-	
	- Walkway Materials	Concrete walkways throughout from parking lots to main entrance and at kindergarten play area up to loop road at north side all in good to fair condition.	Patch concrete paving where spalling has occurred.	3	ES	I	allow 1000 sf	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: Yes	No action required.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	No ramp on site.	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Located on north side of building. See GGD report	See GGD report	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in good to fair condition. Concrete paving at pedestrian pathways appears to be in good condition	Patch ashpalt paving and concrete paving.	2	ES	S	-	Under maint. Budget
	- Loading Dock or Leveler	Loading dock located on south side is in fair condition; no leveler	Repair concrete loading dock and replace bumper guards.	2	ES	S	20 SF	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) dumpsters located at loading dock; (1) 6yd dumpster for trash (1) 2yd dumpster for recycling - assumed usage; no trash compactor.	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No play fields on school property; baseball fields maintained by the City of Lowell (Parks and Recreations); natural turf	No action required.	-	-	-	-	
	- Playgrounds	N/A	No action required.	-	-	-	-	
	- Storage Sheds	Unidentifiable stroage unit at junction of parking lot and loop road.	No action required.	-	-	-	-	
	- Bleachers	Aluminum bleachers located at baseball field maintained by the City of Lowell (Parks and Recreations).	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Fencing located along north edge of site between abutter's properties and school property and enclosing transformer on north side of site. Fencing also located around baseball field.	No action required.	-	-	-	-	
9.	**Site Topography**							
	- Characteristics	Site slopes from high point at baseball fields down to roadway and is flat at main entrances to school, but then slopes long north edge to east where significant slopes occur.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Trees and shrubs located on all sides of building. Primarily deciduous trees throughout, some coniferous trees located along property edge on north side. Shrubs are primarily deciduous and located throughout site and some along building perimeter and main entrance. Not Dense.	No action required.	-	-	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Materials and Characteristics	Concrete courtyard with seating at east end of kindergarten wing is set a few inches down from sidewalk and retains water. Concrete entry plaza on south side has concrete steps to compensate for sloping sidewalk. Ponding is occuring at top of steps due to settling of concrete plaza.	Raise elevation of concrete courtyard and provide proper drainage - demo existing slab, poor new slab & add drainage. Raise elevation of concrete at steps at main entry plaza. Clean masonry site walls to remove effluorescence.	2	ES	S	800 SF (court-yard) 1200 SF (site walls)	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter are broken in some locations. See GGD report	See GGD report	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on east side; Gas: Yes, gas meter located on east side; Oil: N/A	See GGD report	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-	-	
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at main entrance at south side and in good condition.	No action required.	-	-	-	-	
16.	**Site Drainage**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Ponding	Substantial ponding at courtyard (See above).	(See above.)	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	No	No action required.	-	-	-	-	
17.	**Irrigation System**	N/A	No action required.	-	-	-	-	
18.	**Other Observations**	N/A	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (modular size) running bond in two colors both smooth faced and textured. Brick and mortar is in good condition with the exception of deteriorating brick piers and at brick spandrel beams on west side.	Repair damaged brick and clean brick where staining and/or effluorescence has occurred. Repair flashings at brick spandrels where staining is occurring.	3	ES	S	300 sf rep., 500 sf clean, 50 lf flash	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in good condition. Flashing at sills in vestibules is in fair condition. Glass block window appears in good condition.	Repair flashing at entrance vestibule sills to ensure proper drainage and keep water out.	3-2	ES	S	34 lf	
	- Glazing Type and Color	Clear insulated glass units (IGU). Some areas appear to have replaced IGU's w/ lexan. Glazing broken in few locations.	Replace broken glazing.	3-2	ES	I	18 SF	
	- Operable sash type and sash hardware	Double hung windows sash hardware is in poor condition and has failed in some locations.	Replace sash hardware at double hung windows where failure has occurred.	2	ES	S	15 units	
	- Storm Windows and Insect Screens	No storm windows or insect screens.	Provide insect screens at operable windows.	-	OB	S	60 units	
	- Sills	Painted aluminum sills appear in good to fair condition.	Minor repairs required.	2	ES	L	-	Under maint. budget.
	- Shades or Blinds	Manual roller shades at most windows	Some roller shades should be replaced.	3	ES	L	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	Painted aluminum frames appear to be in good condition. Painted steel frames at transoms are in fair to poor condition.	Repair painted steel entrance frames.	2	ES	I	32 sf frames	

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4 - Excellent - New		

B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good condition	No action required.	3	ES	-	-	
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in good condition. Steel egress doors are in fair to poor condition.	Replace painted steel doors and frames.	2	ES	S	(2) pairs dbl drs	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good condition and code compliant.	No action required.	3	ES	-	-	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	aluminium soffits appear in good condition at overhangs and bay-type windows.	No action required.	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	silicone sealant at control joints is in fair to good condition. Sealant at masonry openings is in fair to good condition. Sealant at metal infill panel at large windows and column enclosures are in fair condition.	Replace sealant at masonry openings and at metal column enclosures.	2	ES	S	2500 lf allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat and sloped roofs; flat fully adhered EPDM roofing appears to be in fair condition with ponding in many locations. Sloped standing seam painted metal roofing appears to be in good condition, but requires further investigation at dormer style windows, south side. EPDM roofing at bay windows does not pitch to drain; ponding is severe and failure has occurred.	Repair flat roofs at failing seams and remove organic growth. Modify flat roof so that it pitches to drains throughout and cover all EPDM w/ ballast. Long-term membrane replacement.	2-1	ES	S	36,000 SF	apply repair cost at $8/SF
	- Roof edges and copings	Painted metal roof edges and copings are in fair condition.	Replace damaged metal roof edges.	2	ES	S	allow 200 lf	
	- Walkway pads	Fully adhered walk pads are in good condition.	No action required.	3	ES	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	Aluminium framed skylights are in good to fair condition. Unit skylights appear in good condition.	Replace damaged glazing at skylight in lobby. Further investigation required to determine if skylights are leaking where interior GWB ceilings are damaged.	2	ES	I	25 SF	
	- Glazing Type	Clear insulated glass units (IGU). Tinted acrylic glazing at unit skylights.	See above.	-	-	-	-	
	- Curbs	Built up skylight curbs are in good to fair condition.	Minor repairs required.	3-2	ES	S	-	Under maint. budget.
9.	**Gutters and Downspouts**							
	- Locations and Materials	No gutters or downspouts; cast iron roof drains at flat roofs.	Clear all roof drains from debris.	2	ES	S	-	Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage.	No action required.	3	ES	-	-	
10.	**Exterior Stairs and Ladders**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Stairs at loading dock and service yard, south side. cast in place concrete in poor condition and has failed in many locations; railings are fair.	Repair cast in place concrete stair and repaint railings.	1	ES	I	200 SF	Railing repaint under maint. budget.
11.	**Areaways**	N/A	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Steel framed entry canopy with sloped metal in fair to good condition.	Repaint all exposed steel.	2	ES	S	-	Under maint. budget.
13.	**Other Observations**	N/A	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Recessed walk-off mat in good condition. GWB walls with rubber base in good condition. Painted roof deck appears in good condition. GWB ceilings also appear in good condition.	Repair GWB at main entry door and provide base.	3	3	3	3	ES	L	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	VCT flooring in good condition. GWB & CT wainscot at walls in good condition. ACT ceilings throughout corridors in fair to good condition; many locations with staining at tiles; ceiling in corridor outside Cafetorium appears to be under repairs. GWB ceilings at skylights is damaged in a few locations due water intrusion.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles and damage to GWB ceilings at skylights.	3	3	2-3	3	ES	L	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers recessed in corridor walls appear in good condition. Some lockers do not appear to close properly.	Repair lockers that do not close properly.	-	-	-	3	ES	L	50 units	
	- Transoms & Borrowed Lights	Hollow metal door frames and borrowed lights	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into corridor. CR doors have HM framed sidelights.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted drinking fountains are located in alcoves and do not project into corridors.	No action required.	-	-	-	3	ES	-	-	
3.	**Building Signage**										
	- Materials	Plastic signage primarly located on wall adjacent to door.	No action required.	-	-	-	-	-	-	-	
	- Code Required	Room signage provided (compliant w/ ADA).	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Accessibility Compliance	Mounting location does not appear to be compliant w/ ADA in some locations.	If future building renovations trigger accessibility code or building code requirements, relocate signage to meet current ADA requirements.	-	-	-	-	-	-	-	Under maint. budget.
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, rubber treads and risers, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Evidence of atrium at open stair/elevator with smoke evacuation at the second floor and no make-up air at the basement level.	Further investigation is required to determine if atrium meets current building code requirements.	3	3-2	3	3	ES	-	-	
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42" at landings. Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere. 2"x2" steel mesh infill at some locations.	If future building renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails round and 1-1/2" diameter. Most handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs.	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor rubber floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a three-stop, 3,000 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors are painted wood with hollow metal framed sidelights in most locations.	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	VCT flooring in good condition. GWB walls in good condition. ACT ceilings are in fair condition with many stained ceiling tiles.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles.	3, 2	3	2	2	ES	S	-	Under maint. budget.
	- Casework & Cubbies	P.lam casework and cubbies in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements,, odify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Ceramic tile floors and wall base in good condition. GWB walls are in fair condition where FRP panels have been added at plumbing walls. ACT ceilings appear to be in good condition.	Repair and paint GWB walls at damaged locations.	3	3	3	3	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Accessories	Some accessories do not appear compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA	Replace and relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring in good condition. GWB walls in good condition. ACT ceilings are in fair condition with many stained ceiling tiles. Carpet removed in some CR's, VCT replacement not complete.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles.	3, 2	3	2	2	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**	None	No action required.	-	-	-	-	-	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring in good condition. Severe roof leak at bay window has caused damage to GWB at walls and ceilings. Organic growth appears to be present. Window sills appear damaged by water. ACT tiles are stained in some locations.	Replace all GWB where damaged after roof has been repaired. Replace damaged window sills. Replace stained ceiling tiles.	3	3	3-1	3	ES	I	200 SF (GWB)	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Casework	P.lam casework and cubbies in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT flooring in good condition; carpet is in fair condition. GWB walls in good condition. ACT ceilings are in good condition.	Replace carpet w/ carpet tile.	3, 2	3	3	3, 2	ES	S	1200 SF	
	- Casework	P.lam casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**	(Resource Room 209A - Note: only SPED CR w/ windows to outside)									
	- Finish Materials	Carpet in fair condition. GWB walls in good condition. ACT ceilings are in fair condition with many stained ceiling tiles.	Replace carpet w/ carpet tile.	3, 2	3	3	3, 2	ES	S	2000 SF	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Casework	P.lam casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
14.	**SPED OT/PT**	None									
15.	**SPED Tutorials**										
	- Finish Materials	VCT flooring in good condition. GWB walls in good condition. ACT ceilings are in good to fair condition stained ceiling tiles.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles.	3, 2	3	2	2	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	N/A	No action required.	-	-	-	-	-	-	-	
17.	**Performing Arts - Auditorium**	(Cafetorium)									
	- Finish Materials	VCT flooring, GWB walls with CT wainscot all in good condition.ACT ceiling appears in good condition with minor staining of tiles. Wood apron at stage appears in good condition with minor repairs required at steps.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3	3	ES	L	-	Under maint. budget.
	- Seating Area Layout (flat, sloped, aisles)	flat VCT floor	No action required.	-	-	-	-	-	-	-	
	- Seating Type	moveable chairs	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	N/A	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Theatrical Lighting	At stage only.	No action required.	-	-	-	-	-	-	-	
	- House Lighting	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor and wood base appear to be in good condition. GWB walls appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	N/A	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	main curtain and valance curtain appears to be in good condition; proscenium wall is not rated or required to be by current codes.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Stage is accessed by a ramp and through a Music CR. There is no accessible route to stage from Cafetorium.	Provide accessible route from Cafetorium to stage with a chairlift.	-	-	-	-	OB	S	chair lift allow.	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Carpet is in good condition. GWB walls in good condition. ACT ceilings are in good condition. GWB low walls at ramp and stair leading to back of stage.	Minor repairs required at GWB low wall.	3	3	3	3	ES	S	-	Under maint. budget.
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Casework	P.lam casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Practice Rooms	(2) practice rooms located off Music CR.	No action required.	-	-	-	3	ES	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet flooring is in good to fair condition. GWB walls and ACT ceilings appear to be in good condition.	Replace carpet w/ carpet tile.	2	3	3	3	ES	S	2000 SF	
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	N/A	No action required.	-	-	-	-	-	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk w/ P.lam countertop appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	rubber flooring is in good to fair condition w/ exception of minor repairs at entrance. Painted CMU walls are in good condition. Acoustical metal roof deck appears to be in good condition. Metal roof over entrances to gym are in good condition.	Minor rubber flooring repairs required at entrance doors.	3-2	3	3	3	ES	S	40 SF	
	- Wall Pads	Wall pads are located opposite the bleachers extending almost the full length of the wall.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	fully recessed in CMU wall, non-compliant w/ ADA	If future building renovations trigger acceessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	2	ES	-	-	Costs under renovation estimate
	- Backstops	(4) wall mounted, (2) ceiling mounted; all retractable either to ceiling or wall.	No action required.	-	-	-	3	ES	-	-	
	- Scoreboard & Time Clocks	scoreboard appears functional.	No action required.	-	-	-	3	ES	-	-	
	- Bleachers	wood telescopic (metal framed) code compliant.	No action required.	-	-	-	3	ES	-	-	
	- Dividing Curtains	(1) roll-up type divider curtain	No action required.	-	-	-	3	ES	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	yes	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual Systems & Assistive Listening	speakers visible	No action required.	-	-	-	3	ES	-	-	

DRAFT

SCHOOL NAME: McAULIFFE ELEMENTARY SCHOOL

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
22.	**Natatorium**	N/A	No action required.	-	-	-	-	-	-	-	
23.	**Weight Room / Exercise Room**	N/A	No action required.	-	-	-	-	-	-	-	
24.	**Locker Rooms**	N/A	No action required.	-	-	-	-	-	-	-	
25.	**Locker Area Bathrooms**	N/A	No action required.	-	-	-	-	-	-	-	
26.	**Cafeteria**	(Cafetorium)									
	- Finish Materials	VCT flooring, GWB walls with CT wainscot all in good condition.ACT ceiling appears in good condition with minor staining of tiles. Wood apron at stage appears in good condition with minor repairs required at steps.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3	3	ES	L	-	Under maint. budget.
	- Casework	N/A	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	N/A	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	N/A	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	N/A	No action required.	-	-	-	-	-	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring is in good to fair condition. GWB walls, FRP wainscot at some locations appear to be in good to fair condition. CT at dishroom walls in good condition. ACT ceilings appear to be in good to fair condition.	Repair epoxy flooring where damaged. Repair damaged portion of GWB walls and provide corner guards where GWB corners are exposed.	3-2	3-2	3-2	2	ES	L	-	Under maint. budget.

DRAFT

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Overhead or Counter Doors	Overhead door at dish drop-off in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	full service kitchen, equipment original. Dishwasher never used; styrofoam trays used since building opened	No action required.	-	-	-	3	ES	-	-	
28.	**Teacher Workroom & Staff Areas**	Teacher's lounge room B124									
	- Finish Materials	Carpet, GWB walls, ACT ceilings are stained in some locations.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings are stained in some locations.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboard	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Sinks	yes, located at casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Privacy Curtains	(1) curtain, (2) rests	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet is in good condition. GWB walls in good condition. ACT ceilings are in good condition in most locations except where staining has occurred.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	2	3	3-2	3-2	ES	L	-	Under maint. budget.
	- Casework	wood casework w/ p.lam countertops in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance	No action required.	-	-	-	-	-	-	-	
	- Reception/Waiting	reception located in main office space, waiting located in adjacent corridor	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet is in good condition. GWB walls in good condition. ACT ceilings are in good condition in most locations except where staining has occurred.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	2	3	3-2	3-2	ES	L	-	Under maint. budget.
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Carpet is in good condition. GWB walls in good condition. ACT ceilings are in good condition in most locations except where staining has occurred.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	2	3	3-2	3-2	ES	L	-	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	-	-	-	-	
33.	**Student Toilets**										
	- Finish Materials	Ceramic tile flooring, GWB walls w/ ceramic tile wainscot (at gang toilets only) all in good condition. ACT appears in good condition.	Repair CT floor where partitions were removed.	3	3	3-2	2	ES	S	30 sf	
	- Toilet Partitions	Partitions appear new and in good condition.	No action required.	-	-	-	N	N	-	-	-
	- Plumbing Fixtures	wall mounted toilets, sinks and urinals	See GGD report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	yes, located above sink	No action required.	-	-	-	3	ES	-	-	
	- Accessories	non-compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant except accessories.	Relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile floors and wall base in good condition. GWB walls are in fair condition where FRP panels have been added at plumbing walls. ACT ceilings appear to be in good condition.	Repair and paint GWB walls at damaged locations.	3	3	3	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See GGD report.	-	-	-	-	-	-	-	

DRAFT

SCHOOL NAME: McAULIFFE ELEMENTARY SCHOOL

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant except accessories.	Relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	GWB walls in good to fair condition. Concrete floors appear to be in good condition.	No action required.	3-2	3-2	3-2	3	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See GGD report.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-		
38.	**Other Spaces**	N/A	No action required.	-	-	-	-	-	-	-	

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McAULIFFE ELEMENTARY SCHOOL

Date of Review: Thursday, June 27, 2013.

D. Structural

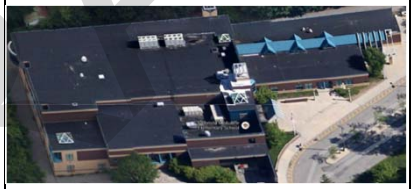
1.	**Executive Summary:** Construction of the McAuliffe Elementary School (#02), located in the Centralville neighborhood of Lowell, was completed in 1993. Built on a sloping site, the facility is comprised of a series one-, two, and three-story building volumes with a floor area of approximately 60,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1993 - Building was dedicated on October 3, 1993 Age of Building: 20 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Not Available. Contractor: Eastern/Congress - A Joint Venture Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** 1997 - Architectural only. No known structural renovations to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: NA.
4.	**Description of Structure:** The facility is built on a sloping site and comprised of a series of one- two-, and three-story building volumes with a floor area of approximately 60,000 square feet. Primary structural components likely include the following: reinforced concrete - spread footings, foundation walls (possibly with perimeter foundation drains), and retaining walls; concrete slabs on grade at the Lower and Main Floor levels; structural steel - wide flange and HSS columns, beams (composite at floors); concrete with steel deck composite floor slabs; open web steel joists, steel roof deck. Lateral Force Resisting System (LRFS) - The building code governing the original construction had design requirements pertaining to lateral forces induced by wind and seismic events. Without the benefit of either the original structural drawings or a detailed investigation, it is problematical to identify the LFRS. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

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4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Boiler Room at Lower Level: There is a 1/4" wide crack in the concrete slab on grade which starts at the door to the Generator Room and continues for approximately 9 ft. This condition should be monitored for indications of any further deterioration. Monitoring of this slab crack should be done on a regular basis and an allowance made for likely repairs over the short term.			**2**	**S**
	b.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

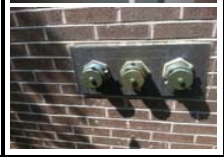
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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

MCAULIFFE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size. Service is protected by a 6" Febco double check valve assembly. There is a 30 hp inline fire pump. The fire pump controller is equipped with an auto-transfer switch. Fire pump is not located in a dedicated room as required by current code.	3	ES	N/A	Equipment is in good condition.	 	CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Fire distribution main is 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies, three total zones.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire department connection is a Siamese type. Standpipes are provided in stairs. Fire hose cabinets are provided in hallways. There is a single fire hose station located in the Stage.	3	ES	N/A	None.	 	CMG

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Sprinklers**	Sprinklers are solder type heads. Sprinklers are recessed pendents in typical ACT ceilings.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a meter. Gaste valves are service are in poor condition. There is a duplex booster pump system which is in poor condition, one pump has been removed and not replaced. There is a separate water meter and RPBP for an irrigation system, however system is shut down. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	2	ES	S	Replace valves with corrosion to maintain working order. Replace domestic booster pump system.	 	CMG
2.	**Hot Water System**	Hot water for the building is generated by a gas fired water heater; Teledyne MightyTherm with 178,750 BTUH input. There is a 200 gallon water storage tank. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated. There are 6 gallon electric water heaters provided at each mop receptor.	2	ES	S	Replace water heater with new high efficiency condensing heater.	 	CMG

DRAFT

MCAULIFFE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Smaller drainage piping is copper tubing. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	L	Clean debris from roof drain domes.		CMG
5.	**Plumbing Fixtures**	Fixtures appear original to the building. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Kindergarten classroom water closets are floor mounted with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with two handle faucets. Electric water coolers are recessed mounted, hi-low. Kindergarten classroom sinks are two bowl stainless steel counter mounted with gooseneck faucet and bubbler. General classroom sink are single bowl, stainless steel, with gooseneck faucet and bubbler. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Soap dispensers in mop closets are not equipped with code required backflow preventers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building. Provide backflow preventers at mop closet soap dispensors.	   	CMG

DRAFT

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, rooftop equipment, kitchen equipment and generator. Piping is black steel with welded and threaded joints, depending on pipe size. Generator is not on a dedicated supply from the gas meter. Kitchen gas supply is not equipped with automatic gas shutoff valve interlocked with hood operation.	3	ES	I	System appears to be in working order. Provide dedicated gas supply from meter to emergency generator. Install automatic gas valve interlocked with kitchen hood.	 	CMG
	MECHANICAL							
1.	**Heating Plant**	The building is heated by two (2) gas fired cast iron sectional hot water boilers. The boilers appear to be in in fair condition, however some sections show signs of corrosion. The boilers were installed circa 1992 and were manufactured by HB Smith with Powerflame burners (Model 28A-8, 2499 MBH input and 1709 MBH output). Hot water is distributed to building heating equipment and air handling systems by two (2) end suction hot water pumps (Taco 225 GPM/60 ft. Head/7.5 HP) with VFD drives. One pump has a newer motor installed. The boilers are vented through a masonry chimney with steel breeching.	2	OB	I	Replace one hot water pump motor. Continue preventative maintenance, boiler annual cleaning and water treatment for boiler hot water heating system until boilers are scheduled to be replaced.	   	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The majority of the building is air conditioned by air handling systems that are connected to the Chilled water system. The Chiller system consists of an indoor split system water cooled chiller, outdoor air cooled condensing units (Trane ACCU-1 & 2 - Model CAUCC80-42B03, R-22 refrigerant, S/N J92D80986 & J92D80984), end suction chilled water pumps and associated chilled water and refrigeration system piping. The chilled water pumps shows some signs of corrosion. The indoor chiller appears to be in fair to poor condition and shows signs of past compressor system oil leaks. One of the air cooled condensing unit's compressors is not operational; therefore the Chiller is not incapable of operating at full design load. There is also a roof mounted air cooled condensing unit (2.5 tons) which serves an indoor AC unit that serves a SPED room. The AC system is currently not operational.	2	OB	S	Inspect chiller compressors and condensing units and system refrigeration charge. Replace SPED AC unit and condensing unit.		DP

DRAFT

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3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The gymnasium is heated and ventilated by a Trane rooftop heating and ventilation unit. The Cafeteria is heated, ventilated, and air conditioned by a Trane rooftop unit. The kitchen is heated and ventilated by a Reznor gas fired heating and ventilation unit. The painting of all rooftop units are in poor condition as it has peeled in areas and there are signs of rust and corrosion.	2	OB	S	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.	  	DP
4.	**Terminal Unit Systems**	The majority of classrooms are heated, ventilated, and air conditioned by hot water heating and chilled water cooling classroom unit ventilators. Interior classrooms and offices are served by ceiling mounted classroom unit ventilators. The Cafeteria and Offices with exterior walls are heated by fin tube radiation heating. Entry ways are typically heated by cabinet unit heaters. Terminal units are approximately 20 years old and nearing the end of their useful service life.	2	OB	S	Recommend unit ventilators and unit heaters receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required. All terminal equipment should be cleaned and tested.	 	DP
5.	**Exhaust Systems**	Building restrooms and the kitchen hood are exhausted by roof mounted exhaust air fans. The exhaust fans appear to be at or nearing the end of their useful service life. Some fans operate with excessive vibration and other fans are not operational and in need or repair and/or replacement.	1,2	OB	S	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	 	DP

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MCAULIFFE SCHOOL

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E. FP/P/H/E

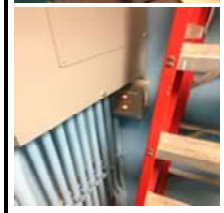
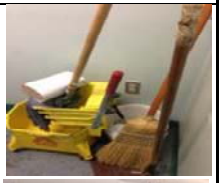
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	Hot water and Chilled water supply and return piping appears to be in fair condition. Some sections of piping at joints/valving show signs of corrosion. Some piping sections have missing or damaged insulation. There appears to be some signs that some hot water and/or chilled water have experienced leaks and/or condensation issues as evidence by numerous ceiling tiles located below piping that are water damaged.	2,3	ES	S	Recommend repair and/or reinsulate sections of missing, damaged piping insulation. Maintain chemical water treatment for hot and chilled water system.	   	DP
7.	**Automatic Temperature Controls**	The building HVAC systems are controlled by a Pneumatic automatic temperature control system (originally manufactured by Landis & Gyr). The ATC compressor appear to be in fair condition. A supervisory front end DDC control system manufactured by Siemens is connected to the city wide building energy management system.	2	OB	S	Building terminal heating and air handling unit system controls should be verified and repaired as required. Recommend considering upgrade to full DDC (direct digital controls).	  	DP
	ELECTRICAL							

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MCAULIFFE SCHOOL

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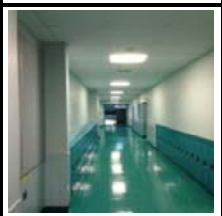
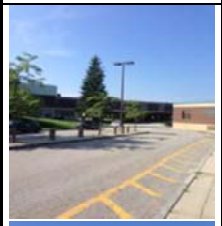
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 1000 amp, 277/480 volt, 3 phase, 4 wire. The equipment is manufactured by Westinghouse Power-line-C. The main switchboard consists of a Pull section, Main/CT, and a distribution section. The utility company meter is located indoors adjacent to the main switchgear.	2	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		DMP
2.	**Distribution System**	The feeders and subpanels are in good condition. There is TVSS equipment at remote power panels. The panels are located within dedicated electrical closets.	3	ES	N/A	The TVSS equipment should be tested by authorized testing company. Equipment was not in alarm. Life of system is same as service equipment.	 	DMP
3.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and are in good condition. The circuits are segregated by load type such as lighting, HVAC, Kitchen, receptacles, etc. Electrical receptacle quantity and locations are adequate. It was noted that in janitors closets adjacent to the slop sinks the outlets are not GFI type.	3	ES	L	The system appears to be well maintained. No issues reported from the custodial staff. Outets in janitors closets should be replaced with GFI type in the near future to comply with code.	 	DMP

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MCAULIFFE SCHOOL

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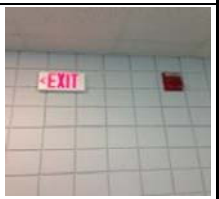
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. Lighting control consists of occupancy sensors in the classrooms and offices along with local line voltage switches. Common areas contain local line voltage key switches and exterior lights are contolled via time clocks.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	  	DMP
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. Decorative acorn type fixtures are illuminating the main entry and building mounted HID and incandescent wall packs are present around the perimeter of the buildng. The building mounted fixtures and the decorative acorn type fixtures are in poor condition.	2	OB	S	It is recommended that the fixtures be replaced with LED type.	 	DMP

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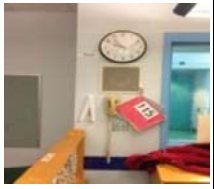
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	A Kholer 100KW, 277/480V, 3phase, 4 wire generator serves both Emergency and optional standby loads. The generator is in good condition. The prime mover fuel is natural gas. The generator also serves the buildings fire pump with its own separate overcurrent protection.	3	ES	L	The generator has been well maintained. The current emergency distribution does not comply with today's code as emergency life safety loads are required to be separated from optional stand-by loads	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Simplex 4100. During the site inspection there was a trouble on the panel that the custiodial staff stated can not be identified.	2	OB	I	The system was reporting trouble during the visit. The system life expectancy is generally 15-20 years. System replacement should be considered in the near future and the trouble should be fixed.		DMP

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational. An additional monitor is located in the cafetorium for afterhours programs. The cafetorium interior intercom speaker box is damaged and does not look operational.	2	OB	S	The system is functional, with exception to the cafeteria intercom station but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access. The cafetorium intercom station should be repaired for the system to be functional as a whole.	  	DMP
10.	**Communication / Clock System**	The paging/intercom systems are functioning properly. The head end equipment is located in the Admin area. The clock system is manufactured by Simplex and is obsolete, local battery clocks have replaced problematic system clocks. The Paging system is manufactured by Bogen model MCP35A and is in good condition. An NEC telephone system is present and is integrated to the paging system.	3	ES	S	The paging system appears to be well maintained. No issues reported from custodial staff. We would recommend installing a new wireless GPS based clock system throughout the school to replace the battery powered clocks.	  	DMP

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	The data system consists of Cat 6 cabling, each classroom contains 4 cat6 drops. The quantity seems adequate. Various classrooms have been updated with wall mounted ultrashort throw interactive projectors and interactive white boards of different types, A/V cables have been run surface mount.	3	ES	N/A	The data system seems to be operational and well maintained. No issues reported from the custodial staff.	 	DMP

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5 Joseph A. McAvinnue Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site surrounded on all four sides by residential neighborhood.
- Parent and student drop-off / pick-up areas on Fourth Ave.
- Bus drop-off /pick around the parking lot with student access to the main entrance.
- Parking is limited do to site constraints. Insufficient staff parking. Some street parking.
- Only (1) dedicated accessible parking space.
- Few site lighting lamps need to be replaced

Surfaces and features:

- Masonry retaining walls at the main entrance concrete plaza in poor condition requiring major repairs.
- Concrete and bituminous paving surfaces are in good to fair in many locations and should be repaired and/or replaced. Rear of building sidewalk in poor condition and should be replaced.
- Granite curbing is good condition requiring minor repairs.
- Playground equipment and surface rubber pavers in good condition
- Ornamental fence appears in good condition requiring some repairs on the east side.
- T & G cedar wood fence requires some repairs.
- Top portion of masonry enclosure wall for the steel storage container requires major repairs.
- No place for snow removal. (5) parking spaces become obsolete and no use of the playground area
- No apparent site drainage issues

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Summary Narrative

Building Exterior

Exterior wall and canopies:

- Aluminum exterior windows appear in good condition with a few requiring repairs.
- HM exterior frames and doors in fair to poor conditions and should be replaced
- All exterior door hardware is in fair to poor condition and should be replaced
- Lighting appears adequate. Replaced some broken light fixtures and replace hazed building mounted light fixture lenses
- Masonry stair "tower" structure at main entrance is in poor condition. Many areas of masonry have cracks and efflorescence requiring major repairs. Curtain wall system is metals sills and sealants are in poor condition and should be replaced. Canopy structure requires painting.
- Exterior windows appear to be in good condition; plastic glazing should be replaced in a few locations.
- All exterior door hardware is in good to fair condition and should be replaced.
- Brick masonry appears to be in good condition; moisture stains should be clean on brick masonry; roof water diverts added. Repointing required in some areas
- Loading dock requires some repairs
- Metal slope framed skylight are in fair condition to ground level. Replace glazing sealants. Provide end caps and metal sill extension.
- Metals grates in areaway requires some repairs.

Roof:

- Original flat rubber roofs are in fair to poor condition and should be repaired and/or replaced. Rubber membrane blisters, some water ponding and previous remedial work appears to be failing.
- Associated flashings/copings appear to be in good condition with minor repairs required.
- Sloped metal roofs appear to be in good to fair condition with some repairs required.
- All snow guards have been removed by snow/ice built up and should be replaced.
- Lighting protection system is damaged in a few locations requiring minor repairs.
- Roof top playground pavement appears in good condition; issues with driven rain seeping through exterior access door thresholds into building; consider a different type of threshold. Sloped steel frame glazed overhang in good overall condition requiring painting.

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Summary Narrative

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Sagging and damaged ACT systems throughout ; tiles should be replaces; condensation and/or roof leaks above ceilings require repair
- Carpet in library in fair to poor condition and should be replaced
- VCT in good condition – replace damaged tiles
- Rubber flooring in lower level bubbling from slab moisture; possible moisture barrier failure.
- Replace broken ceramic tile wainscot in various locations
- Gymnasium synthetic flooring and equipment in good. Few moisture stained wood fiber ceiling panels
- Plastic laminate casework and hardware is in good condition requiring some minor repairs and appears to meet current ADA/MAAB requirements.
- Interior wood window sills in good condition.

Openings:

- Interior doors and hardware are in good to fair condition. Springs & closers require repair and/or replacement in some locations
- Hollow metal door and window frames should be painted

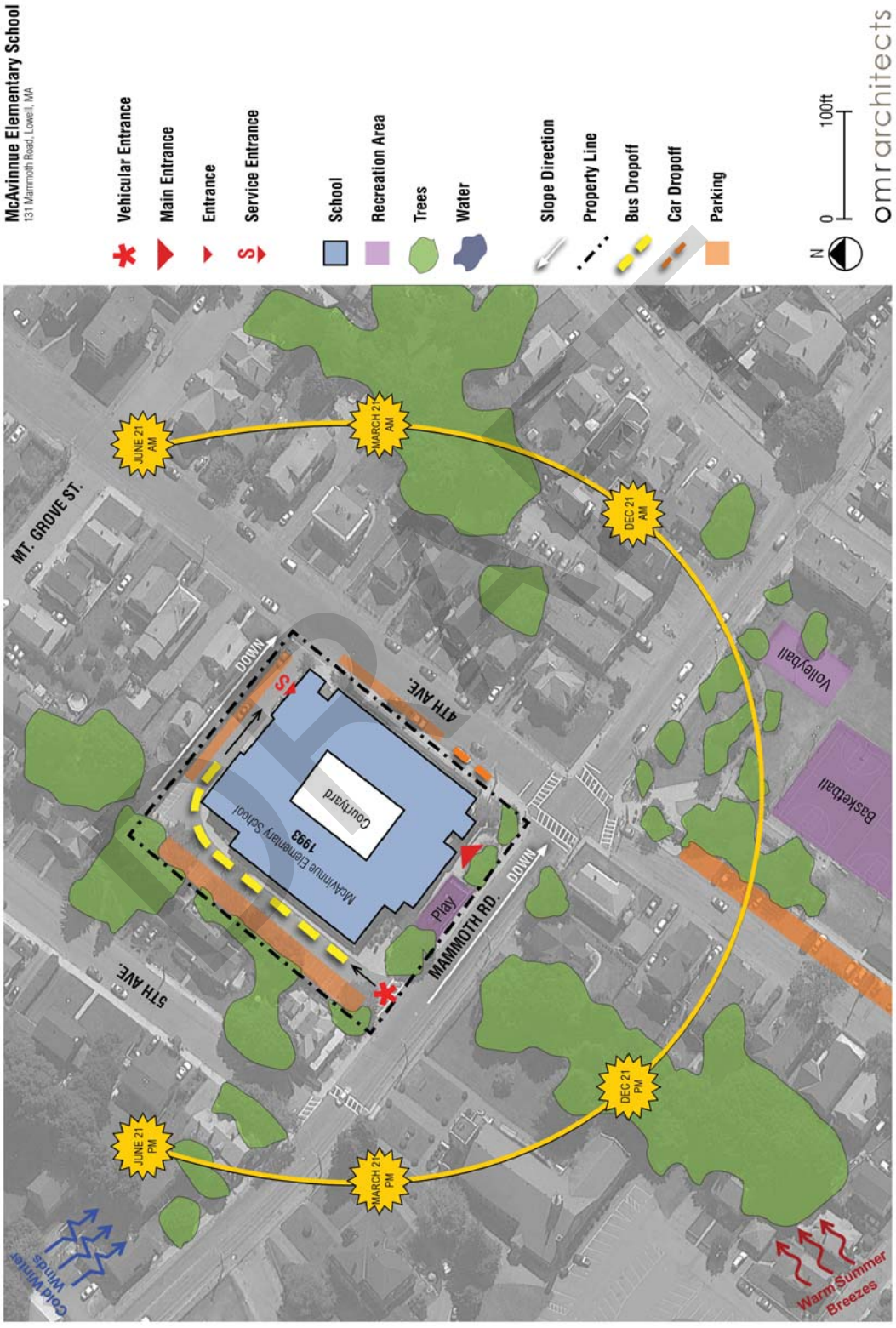
Vertical circulation:

- Elevator is in good condition
- Guardrails do not meet current building code requirements in terms allowable openings and should be painted if retained
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Masonry retaining walls at the main entrance concrete plaza in poor condition require major repairs.



Overall building fenestration is in good condition.



Metal slope framed skylight are in fair condition to ground level. Replace glazing sealants. Provide end caps and metal sill extension.



Concrete walkway by the service building entrance in poor condition.



Roof top playground pavement appears in good condition; issues with driven rain seeping through exterior access door thresholds into building.



Masonry stair “tower” structure at main entrance is in poor condition. Many areas of masonry have cracks and efflorescence requiring major repairs.

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Photographs



Hollow metal exterior frames and doors in fair to poor conditions and should be replaced.



Failure at skylight curb allowed water intrusion over time that caused significant interior finish damage.



Parking is limited do to site constraints. Insufficient staff parking. Some street parking.



Top portion of masonry enclosure wall for the steel storage container requires repairs.



Evidence of significant water infiltration at cafeteria storage room. Note the wall water damage and corrosion of fin tube radiation cover.



Cafetorium finishes in good to fair condition. Stained and minor sagging of ceiling tiles and columns cover system to securely fastened.

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Photographs



Typical phenolic partitions recently installed in bathrooms.



Typical classroom finishes in overall good condition.



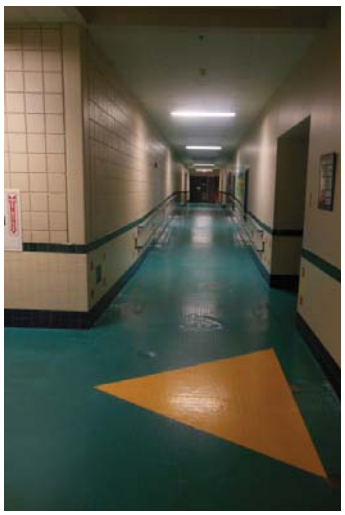
Guardrails appear not meet current building code requirements in terms allowable openings.



Gymnasium synthetic flooring and equipment in good condition.



Playground equipment and surface rubber pavers in good condition.



Rubber flooring in lower level corridors bubbling from slab moisture; possible moisture barrier failure.

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General Building Information

SCHOOL NAME	**Joseph A. McAvinnue Elementary School**
SCHOOL ADDRESS	131 Mammoth Road, Lowell, MA 01854
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	525 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1994
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**58,102 sf**
SITE AREA FOR BUILDINGS	27,761
SITE AREA FOR PAVING	30,300
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	41
ZONING DESIGNATION	TTF - Traditional Neighborhood Two Family
NEIGHBORHOOD	Pawtucketville

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2C (per construction documents)	E	approx. 66,000	2 stories + Basement	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: McAvinnue Elementary School

DATE OF REVIEW: 07-09-2013
REVIEWED BY: RA AND DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance on the south side by the administrative offices via a concrete ramp. Service entrance on the north side located by the loading dock. Service entrance concrete loading/stair is spalling and extensively damaged. Stair precast cap is also damaged	Repair service entrance loading dock and stair. See (A.6)	2-3	ES	S	see entry for service area below	
	- Connection to accessible route and accessibility	Main entrance accessible via a ramp and stair.	No action required.	3	ES	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Perpendicular parking onsite along the west side and parallel parking north side building. Overflow parking along Fourth and across Woodward Ave. Bit. asphalt pavement appears in good to fair condition with some cracks on top coating and damage around catch basins.	Repair respective sections of asphalt pavement.	2	ES	L	2750 sf	
	- Curbing Materials and Wheel Stops	Vertical granite curbing in good condition. No wheel stops.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	26 total including (1) HC) .	No action required.	-	-	-	-	
	- Parking striping	Parking stripping is fading	Repaint striping at all parking	2	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	total of (1)	No action required.	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Parent and student drop-off / pick-up areas on Fourth Ave.	No action required.	-	-	-	-	

DRAFT

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	Bus drop-off/pick area is shared by staff parking. Potential safety issue with staff car passengers crossing while buses access the drop-off/pick area	Review whether there is an alternative bus drop-off/pick up location.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	vehicular one way direction vertical signage located and entrance to site off Mammoth road.	No action required.	-	-	-	-	
	- Walkway Materials	Portions of concrete walkways are damaged and cracked along Mammoth road. Concrete walkway on the north side of building is in poor condition.	Repair concrete walkways and replace in its entirety concrete walkway on the north side of building.	1-3	ES	S	repair conc. 675 sf replace conc. 540 sf	
	- Curb Cuts and Detectable Warning Strips	Curb cuts appear in good condition. Detectable warning strips are non existent.	If future building renovations trigger accessibility requirements, recommend Installing detectable warning strips.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	Concrete pedestrian ramp located along the building main entrance	No action required.	3	ES	-	-	
5.	**Fire Department Access**							
	- Locations	Full perimeter access.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Concrete walkways adjacent to building extensively damaged. Road asphalt pavement in good to fair condition.	Replace concrete paving.	2-3	ES	S	1000 sf	
	- Loading Dock or Leveler	Concrete loading dock damaged along edge and conc. walls beginning to spall. At brick wall at access stair precast cap is damaged.	Repair service entrance loading dock and precast cap.	2-3	ES	S	90 sf concrete 10 sf precast	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(1) trash container. No Paper and cardboard recycling container. Recycling bins located outside for collection. No trash compactor	No action required.	-	-	-	-	
	- Protective Bollards	Protective bollards located by the metal storage container in good condition	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Maintained by Parks and Recreation Department	No action required.	-	-	-	-	
	- Accessible route to fields	Directly from the school across Mammoth road	No action required.	-	-	-	-	
	- Playgrounds	Playground equipment and rubber surface appears in good condition	No action required.	-	-	-	-	
	- Storage Sheds	(1) metal container located on the original designated masonry enclosure for the trash container.	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	T & G cedar wood fence separating the school site from the adjacent neighborhood along the west and north side requires some repairs. Decorative painted metal fence along mammoth road and Fourth ave in overall good condition.	Repair respective sections of T & G cedar wood fence.	2-3	ES	L	150 lf	
9.	**Site Topography**							
	- Characteristics	Flat site surrounded on all four sides by residential neighborhood.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Shrubs and trees located on the south, west, north building sides. Shrubs well maintained. Few trees should be cut back from building. Moisture and stain to building masonry and windows	cut back adjacency of trees limbs to building.	2-3	ES	S	-	Under maint. budget.

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SCHOOL NAME: McAvinnue Elementary School

DATE OF REVIEW: 07-09-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Large concrete plaza located by building main entrance. Masonry retaining walls are in poor condition requiring major repairs including cracks, displacement of bricks/ precast caps. Signs of efflorescence indicates wall infiltration behind the brick veneer.	Replace/repair masonry retaining walls. Reset and repoint precast.	1	ES	S	precast 466 sf masonry 1200sf	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Site pole lighting has a few broken lamps and some metal pole bases are corroded. Building wall packs and decorative light fixture lenses are hazed and some are broken. See entry under the electrical system report.	Replace light fixture lenses and lamps. See electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	(2) Wood bench located in by the dedicated brick pavers are in good condition	No action required.	-	-	-	-	
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	Front of main building entrance in working condition. Reinforced plastic casing at the lower part of the pole is damaged.	Repair damaged casing as required.	2	ES	L	1 casing	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
16.	**Site Drainage**							
	- Ponding	No ponding issues.	No action required.	-	-	-	-	
	- Catch Basins	Located by drop-off/pick up road loop and road entrance.	No action required.	-	-	-	-	
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-	-	
18.	**Other Observations**							
		Top of wall of brick enclosure with precast cap for metal storage container has stress facturers and signs of efflorescence.	Rebuild the top 2 ft of wall area.	2	ES	S	150 sf	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer appear in overall good condition with the exception of the following: Masonry stair "tower" structure at main entrance is in poor condition. Many areas of masonry have cracks and efflorescence requiring major repairs. Brick sill under the media center curtain wall system exhibits some moss material perhaps an indication of wall infiltration. Wing masonry wall on east side by the skylight has been damaged by snow removal equipment. Brick discoloration under window sill on the northeast stair, perhaps wall infiltration. Moisture stains due to roof water run off at the northeast east stair lower roof. Precast caps east side are soiled. (2) brick piers leaning.	Masonry stair tower requires an investigation of water infiltration location. Major repair required including but not limited to removing masonry and install proper flashing. Same process to the window sills at the stair and media center. Consider add a gutter/downspout at the northeast east stair lower roof. Repair leaning brick piers. Chemically clean masonry where soiled.	1-3	OB	I	2000 sf (cleaning) 3000 SF brick (stair tower), Media sill 32 lf, wing wall 36 sf , brick pier (2) 1'-6" sq x 5ft	
2.	**Windows**							
	- Frame Materials	Painted aluminum frame. Glazing sealant and sealant around brick openings show signs of aging. Opening limiters	Removal of existing sealant and recaulking expected short term	2	ES	S	7000 lf	
	- Glazing Type and Color	Insulated tinted double glazed. Individual glazing units have been replaced with single panes of polycarbonate panels along Fourth Ave due to vandalism. Loss of thermal value and poor light transmittance indoors	Replace with tinted insulated glass to match other intact windows	0	OB	I	72 sf	
	- Operable sash type and sash hardware	Combination of single hung with sash lock and fixed window. (8) windows need hardware replacement.	Replace hardware.	2-3	ES	S	8 units	
	- Storm Windows and Insect Screens	None	No action required.	-	-	-	-	
	- Sills	Exterior brick sill issues mentioned under the exterior cladding category. Interior wood sills in overall good condition	Remove brick sills and install proper flashing at Media Center and stair tower.	2-3	ES	-	see abv.	
	- Shades or Blinds	Pull down shades in good condition. Vertical blinds in media center appear to be in good condition.	No action required.	-	-	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Painted HM storefront frames and doors. Bottom of doors and frames are corroded. Caulk around frames show signs of aging.	Adjust hardware. Removal and recaulking expected short term. Restore storefront and doors.	2	ES	I	5 entires at 405 sf storefront, 135 lf sealant	

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Insulated tinted double glazed in overall good condition	No action required.	-	-	-	-	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Entry door hardware	Metal pull handles, exit devices and closers. Door hinges are exposed to exterior - potential security risk if connecting pins removed. Weatherstripping not present.	Consider relocation of hinges to inside of building. Weather-stripping included as part of restoration.	2	ES	I	(5) Pairs of Doors	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Bottom of painted hollow metal frames and doors are corroded. Some door are flush and other include insulated tinted double glazed.	Replace entire door and frame.	2	ES	S	(3) single doors	
	- Door widths & clearances	Doors are typical double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Door hardware	Metal pull handles, exit devices and closers. Door hinges are exposed to exterior - potential security risk if connecting pins removed. Weatherstripping not present.	Consider relocation of hinges to inside of building. Weather-stripping included as part of replacement above.	2	ES	S	(3) single doors	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted aluminum fascias, soffit/ overhangs and roof coping in overall good condition. Paint is flaking off from the roof steel structure under the stair tower by the administrative offices	Painting required at the stair tower.	2	ES	S	400 sf	Under maint. budget.
6.	**Sealants & Expansion Joints**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Sealant has peeled away from the adjacent concrete walkway and the brick veneer along the main entrance plaza.	Removal and recaulking expected short term.	2	ES	S	350 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Original firestone membrane "flat" roof. Roof leaks throughout and has areas of membrane "blistering". Standing seam gable roofs over music and media center have some damaged areas. Individual pedestal glue on snow guards have been removed by falling snow/ice - also some fence-type guards based on damage to standing seams. Safety issue to pedestrians below.	Flat roof condition and age near the end of its lifespan. Replace entire membrane roof. w/ PVC. Add pipe style snow-fence guards at standing seam roofs. Repair damaged standing seam roof areas.	1-2	ES	I	17,000 (new flat roof) 400 sf metal roof 156 lf snow guards	
	- Roof edges and copings	Metal roof edge and copings appear in good condition	No action required.	-	-	-	-	
	- Walkway pads	membrane pads has been cut to accommodate roof patches and a few are curling up and some are missing. Moss material and roof leaks at location of precast pavers adjacent to the music roof	Replace membrane pads in kind. Consider substituting the precast pavers with membrane pads.	2	ES	I	included in roof replacement	
8.	**Skylights**							
	- Type (unit or glazed)	Painted aluminum framed slope. Small and larger gaps at aluminum frame sill cap joints exposed to the weather.	Replace aluminum sill caps for a tight fit installation. Provide end caps and metal sill extension.	1	OB	I	120 lf	
	- Glazing Type	Double glazed -tinted insulated. Glazing shows signs of coating discoloration and thus comprising thermal value of and light transmittance of unit.	Replace glazing units.	1	OB	S	1080 sf	
	- Curbs	Presence of moss material at the aluminum sill and concrete sill.	Remove moss material as part of end cap replacement.	1	OB	I	incl. in above	
9.	**Gutters and Downspouts**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Painted aluminum gutter and downspouts appear in good condition over the music, media center and the north east stair metal sloped roofs	No action required.	-	ES	-		
	- Splash block or tied to storm drainage	No concrete splash blocks	No action required.	-	-	-		
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	(1) roof access metal down to lower roof well by kitchen area in good condition.	No action required.	2	ES	-		
11.	**Areaways**							
	- Locations, Materials and Gratings	Material grating located at the boiler room areaway has some damaged sections.	Repair damaged sections.	2	OB	L	80 sf	
	- Drainage	Not observable at the surface	No action required.	-	-	-		
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-		
13.	**Other Observations Fourth Ave. Site Wall & Piers**	Brick piers and retaining wall along Fourth exhibiting areas of joint mortar failure and brick surface efflorescence.	Repoint brick, 100% area. Chemically clean soiled surfaces - estimate 50% area.	2	ES	S	506 sf repoint & 250 sf clean	

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B. Building Exterior

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	Lighting Protection System	Lightning protection system may be compromised. Several conductors are cut off from the system.	Investigate integrity of systems and repair as required.	1-2	ES	I	repair allowance	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Main entry - Rubber flooring in fair condition. CT wainscot and GWB walls and ceiling in good condition. Recessed entry mat using abrasive carpet inserts in good condition - minor buckling of inserts.	Adjust all inserts to lay flush w/ floor plane.	2	3	3	3	ES	S	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	Rubber flooring appears in good condition in upper floor levels. Rubber flooring in lower level bubbling from slab moisture; possible moisture barrier failure. Ceramic tile wainscoting in overall good condition with a few broken corner tiles. Painted GWB above good condition w/ worn paint. ACT ceiling in good condition 1st floor, minor tile sag 2nd & 3rd floors.	Fresh coat of painting throughout. Replace in kind section of rubber flooring in from of student's toilet rooms. Replace ACT tiles with humidity -resistant tile	1-3	3	2	2	ES	S	1900 sf (50% synthetic flr area)	Painting under maint. budget.
	- Lockers	Metal lockers 7-1/2"x60" single tier in good condition. No designated accessible lockers	If future building renovations trigger accessibility requirements, provide designated accessible lockers.	-	-	-	3	ES	-		Costs under renovation estimate
	- Transoms & Borrowed Lights	HM frames and glazing are in good condition.	Fresh coat of painting throughout	-	-	-	3	ES	L		Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Classroom doors swing into corridors are not rated. Hardware includes lever type handles without closers. Overall in good condition	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	None	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Low and high drinking fountains are recessed and are code compliant	No action required.	-	-	-	-	-	-	-	
3.	**Building Signage**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Materials	Plastic signage located through out adjacent to rooms	No action required.	-	-	-	-	-	-	-	
	- Code Required	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Code compliant	No action required.	-	-	-	-	-	-	-	
4.	**Stairs & Exits**										
	- Finish Materials	Rubber membrane landings, treads and risers in in good condition. Painted GWB and ACT ceilings in good condition. Fabric acoustical wall panels in stairs in good condition. Stair #1 has significant water damaged on the GWB ceiling.	Further investigation required to determine location of roof leaks in stair #1 for repair	3	3	2-3	2	ES	S	-	
	- Tread & Riser Height Uniformity & Nosing Compliance	No projections at stair nosings. Stair risers are uniform in height.	No action required.	-	-	-	-	-	-	-	
	- Guardrails (height, sphere)	Guardrail height at 42" at landings and at stair runs. Guardrail sphere opening is 6" and does not meet current ADA and MAAB regulations.	If future building renovations trigger accessibility requirements, provide code compliant guardrail.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails are 1-1/2 in diameter and 34" in height. Few handrail extension are 6" in length and don't meet current ADA and MAAB regulations	If future building renovations trigger accessibility requirements, provide code compliant guardrail.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Landing Clearances	Appear code compliant	No action required.	-	-	-	-	-	-	-	
	- Minimum Headroom	Appear code compliant	No action required.	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	No presence of storage beneath the stairs	No action required.	-	-	-	-	-	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-10"x4'-10" complies with gurney size 22-1/2"x75". (3) stops. 3,000lbs - 120 ft/minute. Rubber floor is in fair condition. Plam walls and ceiling in good condition.	Replace rubber floor.	2	3	3	3	ES	L	34 sf	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Chairlift Finish Materials, Plaftform Size, Clearances	None	No action required.	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Wood flush interior doors. Painted HM frames, sidelights in good condition	No action required.	-	-	-	-	-	-		
	- Door hardware	All interior door hardware lever type handle - code compliant.	No action required.	-	-	-	-	-	-		
	- Door widths & clearances	Door widths and clearances appear to be generally code compliant.	No action required.								
	- Door Thresholds	Marble thresholds at toilet rooms are code compliant	No action required.	-	-	-	-	-	-		
7.	**Kindergarten Classrooms**										
	- Finish Materials	Painted GWB walls in good condition. VCT floor tiles appear in good condition. ACT tiles are stained in some locations.	After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S		Under maint. budget.
	- Casework & Cubbies	Wood cubbies appear in good condition. Casework in overall good condition with a few hardware issues	Repair hardware as required	-	-	-	3	ES	S		Under maint. budget.
	- Visual Display Surfaces	Tack boards, marker boards and projection screens in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Ceramic tile flooring and base. Painted GWB walls above. ACT tiles. All finishes appear in good condition	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet.	No action required.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	-	-	-	-	
	- Accessories	Toilet paper dispenser, toilet grab bars, paper towel and soap dispenser.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-	-	
9.	**General Purpose Classrooms**										
	- Finish Materials	Walls are painted GWB with vinyl base are in good condition. VCT floor tile in good condition. ACT tiles are stained in some locations.	Fresh coat of painting throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Some plam edge bands are missing/damaged in 3+/- classrooms.	Replace plam edge bands	-	-	-	-	ES	L		Under maint. budget.
	- Visual Display Surfaces	Tack boards and marker boards in good conditions	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Audio-Visual & Interactive Systems	Projection screens. Smart boards in classrooms:304 and 310	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										
	- Finish Materials	Walls are painted GWB with vinyl base are in good condition. VCT floor tile in good condition. ACT tiles are stained in some locations.	Fresh coat of paint throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Some plam edge bands are missing/damaged.	Replaced plam edge bands.	-	-	-	2	ES	L		Under maint. budget.
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-		
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screen.	No action required.	-	-	-	-	-	-		
	- Kilns	None	No action required.	-	-	-	-	-	-		
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-		
12.	**Computer Clsrms.**										
	- Finish Materials	Walls are painted GWB with vinyl base and are in good condition. VCT floor tile in good condition. ACT tiles are stained.	Fresh coat of painting throughout. Replace wet ACT tiles.	3	3	2	2	ES	S		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in condition.	No action required.	-	-	-	-	-	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Marker board in good condition.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed light fixtures	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**SPED Classrooms**										
	- Finish Materials	Lower level PDD classrooms repurposed from former science and music rooms. Walls are painted GWB w/ worn paint and vinyl base in good condition . VCT floor in good to fair condition - small areas displaced tiles along north wall. Some VCT surface condensation seen along north wall. ACT fair w/ some stained tiles, general sag and diffuser soiling. Minor GWB adjacent to lean-to skylights - some water damaged areas.	Fresh coat of painting throughout. Repair damaged VCT. Replace ACT. Repair GWB damage at skylights.	2	2	2	2	ES	S	150 sf VCT, 2233 sf ACT, 200 sf GWB	Painting under maint. budget.
	- Casework	Science casework still present Rm. 108 - wood veneer w/ chem. Surfaces in good condition. Former Music wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Marker board and tack board in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	None	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	Recessed light fixtures	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
14.	**SPED Office**										
	- Finish Materials	Walls are painted GWB with vinyl base. Carpet floor and stained ACT tiles.	Fresh coat of painting throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Marker board in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	Recessed light fixtures	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms - see general purpose classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Finished wood floor and wood base, GWB walls and finish of exposed floor structure above in good condition. At stage skirt - one return air grill has been partially impacted and bent.	Replace grill w/ high-impact rated return air grilles.	3	1,3	3	3	ES	L	18" high grilles at 6'-0" total length	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Theatrical Lighting	Limited to one track lighting segment. Appears to have been relamped with LED lamps. Appears operational. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	Fire-retardant stage curtain and proscenium opening valance in good condition.	No action required.	-	-	-	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Rigging	One horizontal steel rigging bar at rear wall of stage area in good condition.	No action required.	-	-	-	3	ES	-		
	- Stage Accessibility	Stage is accessible via door at rear of stage that is on same level as stage platform. Access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift.	-	-	-	-	-	L	1 chairlift	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Walls are painted GWB some corners damaged. VCT tiles with vinyl base are in good condition. ACT tiles appear in good condition.	Fresh coat of painting throughout. Repair damaged GWB wall corners.	3	2	2	2	ES	S		Under maint. budget.
	- Acoustical Treatments	Fabric covered wall panels are in good to fair condition	Consider replace worn out fabric	-	-	-	-	ES	L		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Marker boards and tack boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed light fixtures	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-		
20.	**Media Center**										
	- Finish Materials	Carpet floor exhibits signs of wear and tear. GWB wall has a few cracks. GWB ceiling appears in good condition.	Replace carpet with carpet tile. Fresh coat of painting throughout. Repair cracks on GWB wall.	2	2	3	2	ES	S	1200 sf carpet, 250 sf GWB	
	- Stacks	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	-	-	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Carrels	None	No action required.	-	-	-	-	-	-		
	- Shelves	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	-	-	-		
	- Circulation Desk	Wood veneer with plastic laminate working surface in good condition. Appears to be code compliant	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Marker boards and tack boards in good condition.	No action required.	-	-	-	-	-	-		
	- Workroom / Staff Areas	Carpet floor exhibits signs of wear and tear. GWB wall and ACT tile in good condition	Replace carpet with carpet tile. Fresh coat of painting throughout.	2	3	3	2	ES	S	300 sf carpet	Painting under maint. budget.
	- Light Fixture Types and Layout	Recessed light fixtures	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Synthetic athletic flooring and game stripes in fair condition with minor damage. Ptd. CMU walls & exposed long-span steel structure finish in good condition. Painted round ductwork soiled at discharges.	Repair synthetic flooring. Clean/repaint round ductwork.	3	3	3	3	ES	L	200 sf synth. Floor	Painting under maint. budget.
	- Wall Pads	Wall pads are in good condition.	No action required.	-	-	-	-	-	-		
	- Acoustical Treatments	No acoustic wall panels. Tectum panels at ceiling in good condition. Some areas stained from water leaks.	Repaint stained areas after water source eliminated.	-	-	-	-	-	S		Under maint. budget.
	- Drinking Fountains	Scheduled for service. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Backstops	Fiberglass and clear glass backstops in good condition. Glass backstops have sections of foam edge padding pulling away. Did not observe raising or lowering operation.	Replace loose foam padding.	-	-	-	-	-	S		Under maint. budget.
	- Scoreboard & Time Clocks	Scoreboard only and appears in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Bleachers	Motorized, telescoping, 7-tier wood in good condition.	No action required.	-	-	-	-	-	-		
	- Dividing Curtains	Motorized dividing curtain appears in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-		
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-		
	- Climbing Ropes	Climbing net array present and appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Nominal 2'x4' direct pendant mounts in cages w/ zone occupancy sensors. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Did not observe operation or presence of AV or assistive listening systems.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22	**Cafeteria**										
	- Finish Materials	VCT flooring, CT base and wainscot, GWB partitions & soffits in good condition. 2x2 ACT ceiling in fair to poor condition - tiles heavily soiled at diffusers and minor tile sag. Small area of water staining at GWB soffit. Round column covers fair - some adhesive residue and worn paint.	After addressing leak sources, replace total area ACT. Clean and repaint column covers.	3	3	2	2	ES	S	2192 sf ACT	Painting under maint. budget.
	- Casework	None. Using mobile condiment stations.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Recessed downlights and 2x2 eggcrate fixtures. See also electrical report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
23	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring in overall good condition w/ minor cracking - exception at walk ins where condendation has caused damage. Quarry tile cove base in fair condition - several tiles missing or cracked. QT installed on top of epoxy creates undesirable edge condition and should ideally be flush w/ flooring. 2x2 scrubbable ACT ceiling in fair condition w/ some soiling.	Stop walk-in condensation and repair epoxy floor. Replace missing QT base. Consider recessing QT base to have cove edge flush w/ floor. Clean ACT.	2	2	2	2	ES	S	25 lf QT base, 350 sf epoxy	
	- Overhead or Counter Doors	Stainless steel counter door at unused dishwash in good condition. Operation of these overhead drs. was not observed.	No action required.	-	-	-	3	ES	-		
	- Serving Line Circulation Pattern	Inflow through center set of double doors and outflow through single doors to either side of inflow. No concern reported.	No action required.	-	-	-	-	-	-		
	- Equipment Visual	Equipment appears in good condition. No operation observed.	No action required.	-	-	-	3	ES	-		
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Walls are painted GWB with vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT tiles are fair w/ water damage at several locations.	After addressing leak sources, replace water damaged ACT with humidity-resistant type.	3	3	2	2	ES	S		Under maint. budget.
	- Casework	Wood veneer base cabinets with plastic laminat working surfaces & open wall cabinets in overall in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	2x4 recessed eggcrate fixtures. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-		
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, resilient base, GWB partitions and 2x4 ACT ceiling in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework with plastic laminat countertop in overall good condition.	No action required.	-	-	-	2	ES	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	2x4 recessed eggcrate fixtures. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Broadloom carpet or VCT flooring, resilient base, GWB partitions and 2x4 ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Marker boards and tack boards in good condition.	No action required.	-	-	-	3	ES	-		
	- Entry Door Intercom	Present. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Same materials noted above.	No action required.	3	3	3	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Conference	Same materials noted above.	No action required.	3	3	3	3	ES	-		
	Workstations (FF+E)	Main reception desk systems furniture in good condition.	No action required.	-	-	-	3	ES	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Walls are painted GWB with vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT in good condition.	No action required.	3	3	2	2	ES	-		
	- Casework	Wood veneer base cabinets with plastic laminat working surfaces & open wall cabinets in overall in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-		
32.	**SPED Office Areas**										
	- Finish Materials	Walls are painted GWB with vinyl base in good condition. VCT floor tile in good condition. 2x4 ACT in good condition.	No action required.	3	3	2	2	ES	-		
	- Casework	Wood veneer base cabinets with plastic laminat working surfaces & open wall cabinets in overall in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-		
33.	**Student Toilets**										
	- Finish Materials	Ceramic tile flooring and wainscot in good condition. ACT tile appear in good condition	Fresh coat of paint throughout.	3	3	3	3	ES	L		Under maint. budget.
	- Toilet Partitions	Phenolic type are in good condition. Appear to be code compliant	No action required.	-	-	-	-	-	-		
	- Plumbing Fixtures	Code compliant. Good working condition	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Mirrors	Code compliant wall mounted mirrors	No action required.	-	-	-	-	-	-		
	- Accessories	Toilet paper dispenser, toilet grab bars, paper towel and soap dispenser.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-	-	
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, base and painted GWB wall above. SCT ACT tiles. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-		
	- Plumbing Fixtures	Code compliant sink and water closet	No action required.	-	-	-	-	-	-		
	- Mirrors	Code compliant wall mounted mirrors	No action required.	-	-	-	-	-	-		
	- Accessories	Toilet paper dispenser, toilet grab bars, paper towel and soap dispenser.	No action required.	-	-	-	-	-	-		
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-	-	
35.	**Storage**										
	- Finish Materials	Lower level general storage areas - Walls are painted GWB with vinyl base are in fair to good condition. VCT floor tile in fair condition - heavily soiled. Exposed structural ceiling.	Clean VCT flooring.	2	3	3	2	ES	S	-	Under maint. budget.

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Built-In Storage	None	No action required.	-	-	-	-	-	-		
36.	**Mechanical & Service**										
	- Finish Materials	Boiler room - Exposed concrete slab flooring in fair condition - generally soiled w/ several areas of water stains. GWB partitions &exposed structural finishes at ceiling generally good condition w/ minor repaint needed.	Clean and seal concrete floor slabs.	2	3	2,3	2	ES	S	concrete 988 sf	
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc within mechanical areas and in Rm. 115.	No action required.	-	-	-	-	-	-		
	- Equipment Pads	Concrete pads generally fair condition w/ water & rust staining.	Clean and seal concrete floor slabs.	-	-	-	2	-	-	incl. in above	
	- Other	Custodial storage Rm. 115 - conc. slab and GWB walls around floor sink heavily soiled and GWB damaged.	Rebuild GWB partitions using water-resistant GWB and replace partial CT protection w/ stainless steel wall panels.	-	-	-	0	ES	S	111 sf slab, 150 sf GWB & 2 s.s. panels	
37.	**Controls**										
	- Height (accessibility)	All items code compliant.	No action required.	-	-	-	-	-	-		
38.	**Other Spaces**										
	Cafeteria Storage Room A110A	Evidence of significant water infiltration at west, exterior wall and adjacent south wall - GWB water damage, corrosion of fintube radiation cover, apparent mold & mildew, staining of adjacent VCT flooring. Right-side room door damaged at lockset location, exposing core and hardware.	Further investigation required to determine source of water infiltration. Replace all water damaged materials once infiltration stopped. Replace damaged door leaf and FTR cover.	2	0-1	-	1	ES	I	GWB 300 sf VCT 90 sf, one door, invest. Allow.	

DRAFT

McAVINNUE ELEMENTARY SCHOOL

Date of Review: Tuesday, July 16, 2013.

D. Structural

1.	**Executive Summary:** Construction of the McAvinnue Elementary School (#22), located in the Pawtucketville neighborhood of Lowell, was completed in 1994. The facility is comprised of three stories with a floor area of approximately 55,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Twin School: Greenhalge Elementary School.
2.	**Original Construction:** 1994 - Building was dedicated on November 6, 1994 Age of Building: 19 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S0.1, S1.1 to S1.4, S2.1, S3.1, S3.2 (Jan 25, 1993) Contractor: Eastern Contractors, Inc. Applicable Building Code: MA State Building Code - Fifth Edition (effective July 1, 1988)
3.	**Renovations:** 1997 - Architectural only. No known structural renovations to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - Sixth Edition (effective Feb 28, 1997)
4.	**Description of Structure:** The facility is comprised of three stories with a floor area of approximately 55,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls (with perimeter foundation drains), and retaining walls; concrete slab on grade at First Floor; structural steel - wide flange and HSS columns, beams/girders (composite at floors); lightweight concrete with composite steel deck floor slabs; steel roof deck. At the Third Floor there is an open air play area. Lateral force-resisting system is typically reinforced CMU walls tied to HSS columns. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
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1 - Poor - Failure Anticipated
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Action Priority
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S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Open Play Area at the Third Floor: The slab in this area has a concrete topping to which a membrane has been added. There are a number of slab cracks which present in a random pattern. Apparently no roof leaks associated with these cracks have been identified recently. Monitoring of these slab cracks should be done on a regular basis and an allowance made for the likely additional repairs over the short term.			**2**	**S**
	b.	Front Stair Tower: At the time of the site visit the staircase leading to the roof was filled with scaffolding associated with the ongoing repairs to the skylight construction. Although there appears to be significant indications of water entry and rusting, it is not clear if the primary structural framing (not the brick enclosures) has been compromised. In any case, this condition is a hazard and should be remedied immediately. Removal of additional ceiling area materials may reveal more deterioration.			**0**	**I**
	c.	Roofs: There is evidence of staining on the flat ceiling in the Library area located below the the air-cooled condensers above. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could devlop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

MCAVINNUE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with automatic wet Sprinkler and Standpipe Systems. The 6" fire service is located in the main Mechanical Room and is protected by a 4" Wilkins double check valve assembly.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25.		REJ
2.	**Type of Sprinkler System**	Building is protected with automatic wet Sprinkler and Standpipe System. Fire service is 6" in size. Piping is black steel with a combination of threaded and coupling joints and fittings depending on piping size. The sprinkler system is zoned per floor.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25.		REJ
3.	**Special Systems**	Kitchen Hood is protected with a chemical suppression system.	3	ES	NA	Continue with annual testing.		REJ
4.	**Misc Fire Protection**	Sprinkler control valve assemblies are located in the stairwell on each floor. The fire and drain risers are concealed. The 2-1/2" fire department valves have a reducer, 1-1/2" cap and chain and are in recessed cabinets.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25		REJ
5.	**Sprinklers**	Sprinklers are semi-recessed pendant type with escutcheon in finished spaces and upright in spaces without ceilings.	3	ES	NA	None.		REJ
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the main Mechanical Room and is 4". Service includes a meter with remote reader. There is a reduced backflow preventer for make-up water. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	NA	None.		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by two original atmospheric gas fired water heaters each with 250 gallon storage. One 20 year old heater is not operational and the other is in very poor condition. The heater has an input of 300,000 BTUH and 119 gallons storage. There is no master mixing valve or expansion tank. The hot water is recirculated.	0	OB	I	Replace water heaters with high efficiency condensing water heaters with mixing valve & expansion tank.		REJ
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub couplings. Piping is in good condition. No evidence of damaged piping or reports of backup problems.	3	ES	N/A	None.		REJ
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub couplings. Piping is in good condition. The majority of the roof is flat with roof drains and interior piping. There is a flat roof courtyard which serves as a playground. Roof and plaza drains are in good condition.	3	ES	N/A	None.		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear to be original throughout the building. Water closets are wall hung, exposed manual flush valves, no GPF markings. Urinals are wall hung, with manual flush valves, no GPF markings. Lavatories are mostly wall hung, 27" ADA mostly with 4" center set metering faucets, finish in poor condition. Counter sinks are self rimming with 8" under counter mount faucet, wrist blade handles and gooseneck spout. Janitor sinks are molded stone, with a wall mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel round bowl and front panel with push operation. There are many accessible plumbing fixtures on each floor.	3	ES	L	Repair or replace existing lavatory faucets in poor condition with metering type faucets to maintain water savings. Repair or replace sink faucet and water coolers as required.	    	REJ
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen equipment, HVAC units, and generator. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	I	Paint all exterior gas piping at grade and on the roof. Clear vegetation from around the gas meter.		REJ
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The heating plant consists of (2) Weil McLain cast iron boilers with gas fired Power Flame Burners each with 2219 MBH input capacity. Flue gases associated with the combustion process escape the building through a galvanized sheet metal breeching system which is insulated with what appears to be calcium silicate. The breeching system consists of a common vent for both boilers which exits vertically up through the roof. Ventilation air used for the combustion process is introduced into the mechanical room through an indoor heating and ventilation unit. Hot water is circulated throughout the piping system with the use of (2) end suction base mounted pumps. The pumps are manufactured by Bell & Gossett and each have a capacity of 195 GPM at 75 FT/HD and are powered by a 7.5 HP motor. Thermal expansion of the heating hot water is handled with (1) vertical expansion tank.	2	ES	S	It is recommended that the boilers are serviced and inspected as there appears to be some corrosion on the outside of the boiler casing. The boilers have reached approximately more than half of their expected life. Pump motors should be replaced with a high efficiency premium inverted duty motor for variable frequency drive applications. This would increase energy savings during minimal load times. Piping insulation should be replaced on a as needed basis. Currently, there is missing insulation on the boiler piping. The expansion tank should be insulated to prevent further heat loss. Considerations should be made to replace the entire system.	  	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The chilled water system consists of (2) indoor reciprocating style chillers manufactured by McQuay. The units have a capacity of 100 tons each and are associated with individual outdoor roof mounted refrigerant condensers, each sized at 100 tons to match the indoor units. Each chiller is equipped with dual compressors and dual crank heaters and are mounted on spring isolators for vibration control. ACR type refrigerant piping with closed cell foam insulation interconnects the indoor chiller to the outdoor condenser. The refrigerant utilized is R-22. The chilled water side of the system uses Schedule 40 black steel to distribute chilled water to the equipment within the building. This chilled water circulates through the piping system with the use of (2) Bell & Gossett base mounted end suction pumps. Their capacity was unknown at the time of the visit however, they did have a 15 HP motor. They are completely insulated with what appears to be fiber glass insulation to prevent condensation. Thermal expansion of the chilled water system is handled with a vertical expansion tank which is not insulated.	2	ES	S	The chiller system has reached approximately more than half of its expected life. The outdoor condensers should be serviced to ensure condenser coils are free from any debris and fins are combed. Condenser fan motors and shafts should be lubricated as some squeaking was heard during operation. Overall maintenance on the whole system should be performed on an annual basis to prevent failure to existing components. Refrigerant piping insulation requires replacement as majority of the current insulation is cracking and falling off. The pump motors should be replaced with a high efficiency premium inverted duty motor for variable frequency drive applications. This would increase energy savings during minimal load times. Considerations should be made to replace the entire system.	   	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The Kitchen is heated with an indoor gas fired make up air unit which provides make up air for the kitchen when the hood is activated. This unit is located in the third floor mechanical room. A galvanized sheet metal duct distribution system travels from the unit to the Kitchen and terminates in the ceiling with multi vane diffusers. The Cafe is tempered with an indoor air handling unit which is equipped with a hot water heating coil and chilled water cooling coil. This unit is located in the third floor mechanical room. A galvanized sheet metal duct distribution system travels from the unit to the Cafe and terminates in the ceiling with multi vane diffusers and low wall return registers. The Gym is tempered with an indoor air handling unit which is equipped with a hot water heating coil and chilled water cooling coil. This unit is located in the mezzanine level mechanical room above the third floor. A galvanized sheet metal duct distribution system travels from the unit to the Gym and terminates high within the rafters with sidewall double deflection diffusers and mid high wall return registers.	2	ES	S	All units should have their motor bearings and shafts lubricated yearly, coils vacuumed clean yearly and filters replaced on a quarterly basis. Overall the life expectancy of an air handling unit is approximately 30 years, these units are approaching the end of their serviceable life, however, preventative maintenance may prolong their life span.	  	LV
4.	**Terminal Unit Systems**	Classrooms, Administration area, Media Center, and Computer rooms are tempered with either wall mounted unit ventilators or concealed ceiling mounted unit ventilators. Both style units are equipped outside air connections, hot water coils and chilled water coils, supply fans, and filters. The admin area and computer room units are equipped with refrigerant coils in lieu of chilled water coils and are associated with roof mounted condenser units. All the cooling coils have a drain pan under the coil to capture any condensation that occurs on the coil. Majority of the hot, chilled, and condensate piping within the unit ventilator cabinets had minimal to no insulation on them. Each unit vent is equipped with filters, however, many did not have any installed. Also, within the classrooms were wall mounted fintube radiation. This was utilized for supplemental heating during the winter season. Some rooms had the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters are utilized as the main heat source. These units are equipped with heating coils only.	2	ES	S	All of the unit ventilators should have their motor bearings and shafts lubricated. Squealing was heard on majority of the units. All unit ventilator filters should be replaced immediately. Some units had no filters installed which is not code compliant. Insulation on all hot water, chilled water, and condensate drain piping within the units cabinet should be installed. Piping insulation cost are included under the piping systems section.	  	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	There are typical roof mounted mushroom style exhaust fans which exhausts air from bathrooms, hallways, classrooms, kitchen, and storage rooms. These roof mounted fans communicate to each individual space through a galvanized sheet metal duct distribution system which terminates in each space with a ceiling mounted exhaust grille.	2	ES	L	It is recommended that the exhaust fans have their motor bearings and shafts lubricated and aligned. Insect screen should be installed on all exhaust fans and belts replaced. All this should be completed on a yearly basis.		LV
6.	**Piping System**	The heating and chilled water piping distribution system utilizes what appears to be a Schedule 40 black steel pipe which is insulated with fiberglass insulation. Refrigerant piping utilizes what appears to be ACR copper piping with closed cell foam insulation. Condensate piping associated with the cooling coil drain pans utilize copper piping with minimal in any fiber glass insulation.	2	ES	S	The fiberglass insulation throughout the building should be repaired/replaced as needed. In some locations insulation was not present which is potentially causing issues with water stains and mildew. Outdoor insulation on the refrigerant piping is cracking and deteriorating, this should be replaced. Insulation is important as it helps maintain proper water and refrigerant temperatures so the equipment can potentially work less and save more energy.	 	LV

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E. FP/P/H/E

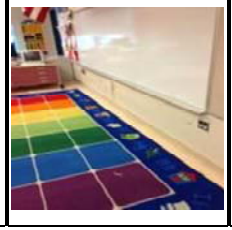
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The temperature controls for the entire building is pneumatic which operates off of compressed air. There is an air compressor in the mechanical room which provides compressed air to multiple pneumatic tubes which travel to each piece of equipment. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building, in some cases the pneumatic tubes were not connected to anything. This type of control is antiquated and not very reliable or energy efficient. Currently, there is a control company, Ameresco, performing upgrades to the existing system. The service contract is providing new Honeywell direct digital controls to be installed in certain areas of the building. It is unknown at this time what the extent of the new controls are however, it was noted that not every classroom had new digital thermostats, unit vents were not provided with electronic modulating control valves or actuators and neither were any of the air handling units at this time. Also, there is no central building management workstation at the school, all data is reported to the city's main central computer where it is monitored by personnel.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, maintenance reminders, energy consumption meters to help determine where energy is being wasted, and easy troubleshooting feature to help determine the real problem with an existing or new system.	  	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1200 amp, 277/480 volt, 3 phase, 4 wire and is in good condition. The equipment is manufactured by General Electric. Main breaker is a 1200 amp Versatrip.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.	 	DMP

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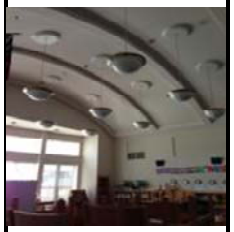
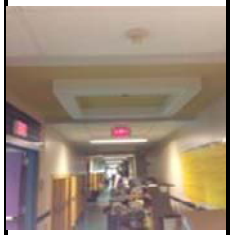
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders and subpanels are in good condition. There is TVSS equipment at Main Switchgear and remote panels. TVSS equipment is manufactured by United Power, the TVSS unit on the main gear has 136 surges on the counter. There is a 300KVA dry type transformer in the main electric room that serves all 120/208 volt mechanical and power panels through out the building. There is a separate 112.5KVA transformer that serves the kitchen panels. The building is also protected by a lightning protection system.	3	ES	N/A	The TVSS equipment should be tested by authorized testing company. Equipment was not in alarm. Life of system is same as service equipment.	 	DMP
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc.	3	ES	N/A	There is an adequate amount of receptacles throughout the building. The receptacles in the Pre-K and K classrooms are not tamper-proof. They are utilizing tamper covers however many of them are missing.	 	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. The Media Center lighting fixtures should be replaced. Lighting control consists of occupancy sensors in classrooms and offices, local line voltage key switches for common areas, and timeclocks for exterior lighting.	3	ES	L	The Media Center fixtures were modified from metal halide to fluorescent. The light level is not adequate.	  	DMP

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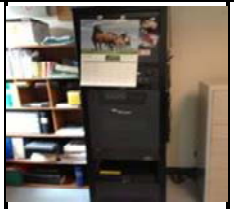
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. One Site Pole fixture at corner of parking lot has head missing.	2	ES	L	One fixture head needs to be installed at corner of parking area. It is recommended that the fixtures be replaced with LED type.	 	DMP
6.	**Emergency Power**	An Onan 100KW, 125KVA model# 100ENBA generator serves both Emergency and optional standby loads. The generator is in good condition. The prime mover fuel is natural gas.	3	ES	L	The generator has been well maintained. The emergency distribution system does not meet current codes as life safety loads and optional stand-by loads are required to be separated and life safety equipment and feeders 2hr rated.	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant. The light levels in egress areas are above code required.	3	ES	N/A	System is in good working order.		DMP

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8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Notifier model 7200.	2	OB	S	The custodian reported that the panel is usually in trouble. The panel was in trouble at the time of the visit. The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	 	DMP
10.	**Communication / Clock System**	The paging, intercom, and clock system are functioning properly. The head end equipment is located in the Admin. The system is manufactured by Rauland. An Vodavi telephone system is present and appears to be fairly new and in excellent condition. The paging system and telephone system are integrated.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	The data system is in fair condition. Cat 5 wiring is installed throughout the building. The number of drops in each classroom consists of two per wall. Smartboards with short throw projectors have been installed in some classrooms.	2	OB	S	The system appears to be well maintained. We would recommend upgrading the data cabling to Cat6.	 	DMP

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6 Moody Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Relatively flat site with sloped areas along High street. Site is paved asphalt parking and paved played area and some landscape
- Parent and student drop-off / pick-up area along Forth Hill Ave.
- (6) Buses drop-off /pick-up along Fort Hill Ave.
- No site signage, traffic signage or parking striping – no clear separation of vehicles & pedestrians
- Section on site for staff parking.
- Parking area lighting appears adequate.
- Three quarters of building perimeter access to emergency vehicles.

Surfaces and Features:

- Chain link fencing/ gates damaged in some locations requiring repair.
- Concrete and bituminous paving surfaces are in poor conditions and should be repaired and/or replaced.
- Concrete stairs in fair to poor condition requiring repair.
- No drainage issues.
- Flagpole in good condition.

Building Exterior

Exterior Wall and Canopies:

- Lots of historical charm and attractive materials & proportions – overall building condition is fair.
- Brick cladding needs repointing and cleaning; stonework needs cleaning.
- Aluminum double glazed window replacement in progress.
- Fire escape stairs require prep and paint. Refer to structural report for other observations
- Exterior frames, doors and hardware in poor condition requiring replacement.
- Ext. doors/entry systems & associated trim need replacement
- Blank-offs at old UV's – need proper infill

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Summary Narrative

Roof:

- New (2012) rubber composite shingles mimic slate & rubber membrane roof replacement. New roof drain downspouts stop above stonework water table discharging water on the brick cladding below and staining. Recommending extending downspouts to finish grade.
- Several sources of water (south entry roof, downspouts, window sills) are causing masonry damage and staining

Building Interior

Finishes:

- Classrooms: Generous size and ceiling heights with good amount of natural light. 2nd floor decorative woodwork, crown molding. Carpet floors should be replaced.
- Accessibility non-complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains, bathroom facilities and gymnasium platform. Review if bldg. listed or eligible as historic. Consider renovation trigger thresholds.
- Interior finishes: carpet flooring should be replaced; clear finished wd. base, trim & built-in casework in good to fair condition requiring some work and refinishing; Plaster walls and ceilings – need repairs & repainting of all surfaces; ACT ceilings good cond.
- Basement: Humidity & moisture – water intrusion and damage to interior masonry walls at several locations . Cafeteria wood paneling water stained.
- Student bathrooms in Basement: baths should be gutted and completely reconfigured; appears only student baths are in basement which may be a plumbing code violation.
- Basement finishes poor condition; raised floors abv. corridors – non code compliant.
- Building Organization: Basement confusing, dense, passing through spaces for circulation, several stairs (both for upper bldg. access and egress to exterior). 1st and 2nd floors – perceivable – rooms organized around generous hallways – double loaded w/ stairs & exits at ends. Upper floor – multipurpose/stage and storage room
- Non code compliant interior room signage.

Openings:

- Doors & Door Frames: Locksets obsolete. Interior doors generally good. Wood frames need refinishing. HM doors and frame finishes appear in good condition
- Functioning door hardware and adjustment issues at rated doors. Not closing properly

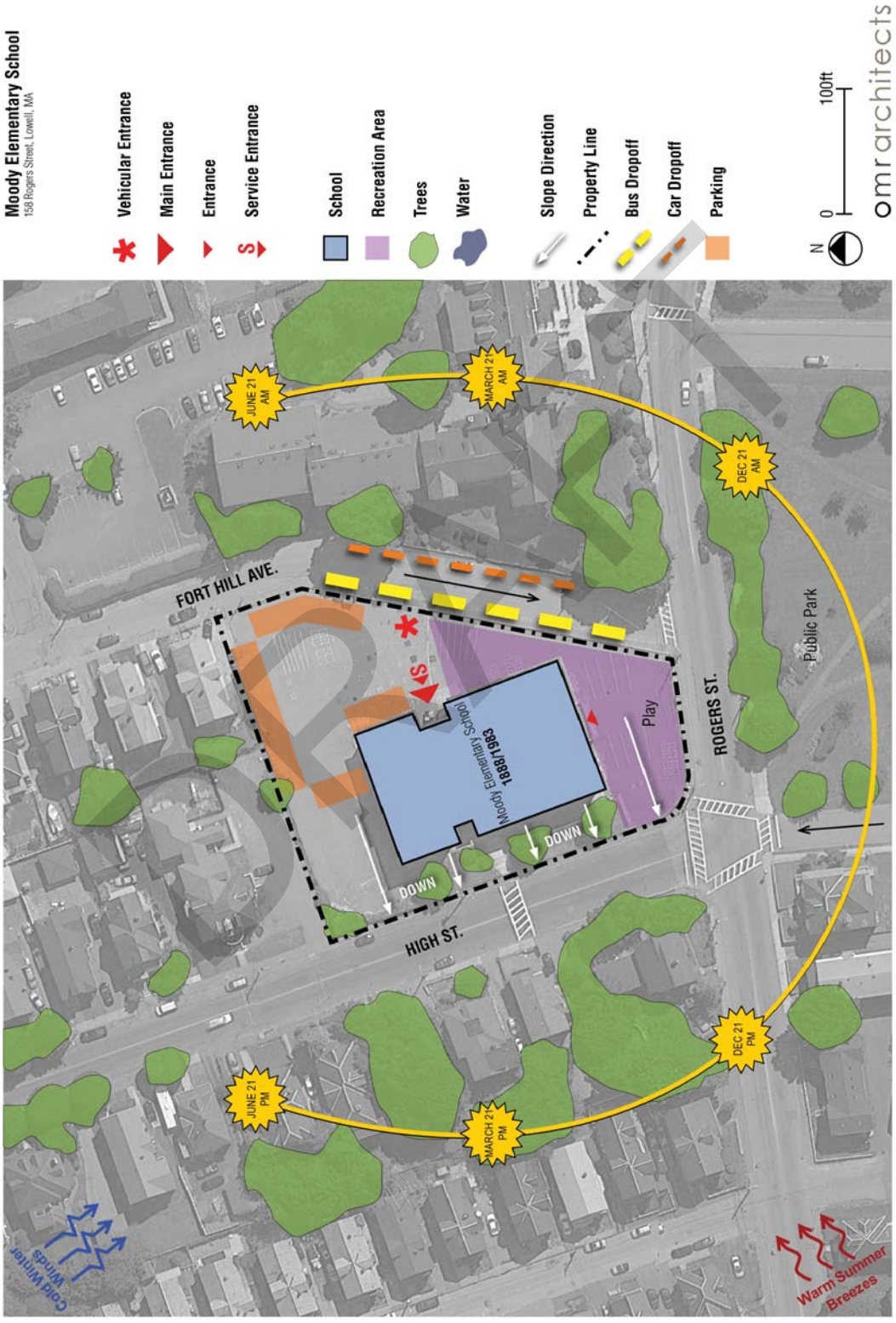
Vertical Circulation:

- No elevator
- Stairs: Non-complying code issues – nosings, guards, handrail extensions, profiles.
- Fire escapes need to be reviewed for structural integrity.
- Access to stage in multipurpose room does meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Aluminum double glazed Low “E” window replacement in progress.



No site signage, traffic signage – no clear separation of vehicles & pedestrians



Uncontrolled storm water discharge from elevated down spouts creating splashing conditions damaging exterior walls.



Brick cladding needs re-pointing and cleaning; stonework needs cleaning.



Concrete, bituminous paving surfaces and curbs are in poor conditions and should be repaired and/or replaced.



Relatively flat site with sloped areas along High street. Site is paved asphalt parking and paved played area with some landscape along high street

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Photographs



Lots of historical charm and attractive materials & proportions – overall building condition is fair.



New rubber composite shingles to mimic slate. Roof replacement completed in 2012.

Exterior frames, doors and hardware in poor condition requiring replacement.





Upper floor – two large spaces – multipurpose/ stage and storage room.



Typical condition of plaster and wood wainscot in the upper multi-purpose/stage room requiring repair



Many non-complying code issues – nosings, guards, handrails, extensions, handrail profiles.

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Photographs



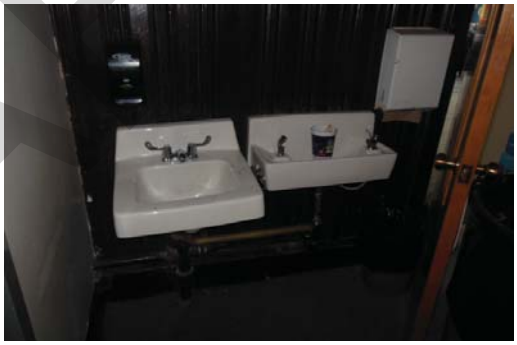
Prolonged ground water intrusion at basement has delaminated wood paneling + most likely fosters mold growth.



1st and 2nd floors – perceivable – rooms organized around generous hallways – double loaded w/ stairs & exits at ends



Antiquated staff toilet room. Non code compliant



Accessibility non-complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains, bathroom facilities



Student bathrooms in Basement: baths should be gutted and completely reconfigured; appears only student baths are in basement which may be a plumbing regulation concern



Classrooms: Generous size and ceiling heights with good amount of natural light decorative woodwork, crown molding and built-ins

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General Building Information

SCHOOL NAME	**Moody Elementary School**
SCHOOL ADDRESS	158 Rogers Street, Lowell, MA 01852
SERVING GRADE LEVELS	K through 4
NUMBER OF STUDENTS	206 (2012-13 school year)
NUMBER OF STAFF	approximately 40 (2012-13 school year)
ORIGINAL CONSTRUCTION	1888, last known renovation 1983
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**51,070 sf**
SITE AREA FOR BUILDINGS	12,152
SITE AREA FOR PAVING	34,226
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	4,692
ZONING DESIGNATION	TTF - Traditional Neighborhood Two Family
NEIGHBORHOOD	Belvidere

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING		**APPARENT CONST. TYPE**	**OCCUPANCY TYPE**	**BUILDING AREA (GSF)**	**BLDG. HT. & # OF STORIES (+ BSMT.)**	**FIRE PROTECTION SYSTEM**
Original Building		Possibly Type 3B - No exist. dwgs. available	E	48,932	est. 65'-0" to peak of high roof. Basement + 3 stories above grade	none
Addition		-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: Moody Elementary School

DATE OF REVIEW: 07-22-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance located on east side. (Door #1) Others located at south (door #2) and west sides (door #3). No separate service entrance - utilizing east side. South entry has granite steps that are spalling, and the wood soffit above has damaged wood sections & failing paint.	At south entry, replace granite steps and provide wood repair, scrape and paint at wood soffit.	1-2	ES	S	60 sf granite steps, 35 sf soffit	
	- Connection to accessible route and accessibility	At east and west locations, exterior doors flush w/ grade on accessible route, but building entrance doors are not accessible as they are up a half-flight of granite steps. South entry also disconnected from accessible route by granite steps.	At least one entrance to be made accessible via a ramp. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	S	allow for 1 entry mod	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff parking is located in the north & northeast area of the paved lot. Parent & visitor parking occur on Fort Hill Ave. Lot is paved with bituminous asphalt. Bit. asphalt is heavily cracked, many patches and rust stained.	Replace all bituminous asphalt paving.	1	-	S	34,226 sf	
	- Curbing Materials and Wheel Stops	Pre-cast concrete curbing runs along the east perimeter at Fort Hill Ave. at the base of the chainlink fence. No wheelstops.	Several areas of curbing cracked/spalled and stained by fence corrosion. Replace curbing as part of fence replacement.	1-2	-	L	150 linear feet	
	- Number and size of spaces by type (typical, accessible)	Spaces are not delineated within the parking area.	Provide parking striping for organized parking layout, including handicapped accessible parking areas.	-	-	S	-	Under maint. budget.
	- Parking striping	Striping occurs at south & east sides of lot but appears to be for non-parking purposes. Striping in fair condition.	Restriping at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable zoning bylaws.	2	ES	-	-	
	- Accessible Parking Signage	None. There are no designated accessible parking spaces.	Provide signage for the required number of accessible parking spaces based on the total number of spaces provided, including at least one (1) for van-accessible space.	-	-	S	-	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	Busses park and discharge along the west side of Fort Hill Ave. Cars park along east side of Fort Hill and passengers cross the street to enter.	No action required.	-	-	-	-	
	- Car and Bus Separations	No separated routes or drop-off areas. Potential safety issue with car passengers crossing Fort Hill and going between busses.	Review alternative car drop-off location.	-	-	I	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	None on school site.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	Poured-in-place concrete walkways along the north and west sides of the building, including concrete site steps at west. Pre-cast exposed aggregate concrete curbs along the west walkway and site steps. Steps are missing handrails. Concrete walks are heavily cracked and spalling. Concrete steps cracked to a lesser degree. Curbs are heavily cracked and many sections displaced.	All walks, steps and curbs should be replaced.	1	-	S	3000 sf walks, 155 lf curb, 300 sf steps	
	- Curb Cuts and Detectable Warning Strips	Curb cuts within city sidewalks appear to be non-compliant with MAAB regulations. No detectable warning strips.	At the City's discretion, provide compliant city sidewalk curbcuts w/ warning strips to meet MAAB.	-	-	S	-	
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Fire department vehicles park on High Street and/or Fort Hill Ave. Knox Box located at High St./west entrance. Building perimeter accessible from east, north and south sides, but west side sloped.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	No separate service area.	No action required.	-	-	-	-	

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	None	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size at building north side. No exterior recycling bin - using curbside totes. No trash compactor.	No action required.	-	-	-	-	
	- Protective Bollards	None	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	None	No action required.	-	-	-	-	
	- Accessible route to fields	None	No action required.	-	-	-	-	
	- Playgrounds	Play area within paved site lot.	See entries under Parking section above.	-	-	-	-	
	- Storage Sheds	One (1) painted steel shed in northeast area of lot, approximately 6'x6'x5'. Bottom of shed is heavily corroded. Remainder of exterior surface needs repainting. Shed will require replacement soon.	Replace shed.	2	-	S	-	Under maint. budget.
8.	**Fencing**							
	- Locations and Materials	Fencing is located along the entire site perimeter with a section at west between bldg. and perimeter. Fencing is 5'-0" high galvanized steel chainlink. Includes both vehicular and pedestrian gate sections. Sections along east, northwest and north corroded and/or damaged. Vehicle gates at Rogers and Fort Hill damaged and inoperable	Replace corroded or damaged sections and vehicle gates.	1-2	-	S	500 lf fence + (2) 20' wide gates	
9.	**Site Topography**							
	- Characteristics	Generally flat, with moderate slope from building west to High Street. Parking lot area at north to northwest pitching to point where parking and driving is difficult.	Perform moderate regrade as part of paving replacement.	2	-	S	4-5000 sf area	
10.	**Plantings, Trees and Shrubs**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Types and Densities	Landscaping is limited to the west area of the site and consists of a grass strip running parallel to High Street with two large shrubs and two trees. There is a section of weed-like plants along the northwest perimeter fence also. Trees and shrubs in good condition. 50% of the grass strip area is bare earth.	Keep plantings trimmed to prevent contact with the building. Remove the plants at the fence. Reseed the lawn area with drought-resistant grass.	2-3	-	S	2500 sf lawn + 100 linear feet weeds	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	None	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Exterior aluminum light fixtures are located on the city telephone poles at roadside. Building exterior wall-mounted alum. fixtures appear obsolete, inoperative and unlamped. Light level within lot area reported by custodian as adequate. See entry under the electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	3	ES	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	One (1) aluminum pole located near intersection of High and Rogers in good condition.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None reported or observed.	No action required.	-	-	-	-	
	- Catch Basins	Several located throughout parking lot and one near northwest corner of building. No concerns visible at grade level.	No action required relative to observable portions of structures at grade level.	3-at grade	ES	-	-	
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	If lawn area re-seeded with non-drought resistant grass, provide irrigation system.	-	-	-	-	
18.	**Other Observations**							
		None	No action required.	-	-	-	-	

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Door #'s refer BeSafe Plans.

B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick bearing walls with granite watertable, granite string course, granite window sills, granite lintels. Material generally in good condition, but several brick areas have efflorescence. The majority of brick & granite surfaces are soiled. Mortar generally fair to good, but some repointing required. Previous selective repointing mortar was not color matched to existing. Dormer walls clad with same synthetic slate rubber tiles used at new roof and are in good condition. The south entrance area has a greater degree of the issues noted above. The brick balustrade and granite cornice at the portico roof above this entrance exhibit significant water damage. See structural report. Vestibule enclosures at east and west entries have clapboard siding with failing paint.	Chemically clean brick and granite -100% of surface areas - including chimneys. Investigate areas with efflorescence to confirm no water intrusion. Repoint 15% of brick area. Replace color mis-matched repointing areas - 10% of brick area. At south entrance, repair membrane roof, reconstruct brick balustrade with stone coping, provide necessary flashing and repair/replace damaged sections of stone cornice. Scrape and paint clapboard at east and west entry enclosures.	2-3	ES	S	14,000 sf masonry, 140 sf south roof, 86 sf balust., 12 sf cornice	Clapboards under maint. budget.
2.	**Windows**							
	- Frame Materials	New window replacement work in progress. 2-1/2" deep painted aluminum frames. Color and lite pattern (nine over two) appear to be appropriate to building period.	No action required.	4	N	-	-	
	- Glazing Type and Color	Insulated double-pane glazing, clear with low-E coating.	No action required.	4	N	-	-	
	- Operable sash type and sash hardware	Single hung with latching hardware and opening limiters.	No action required.	4	N	-	-	
	- Storm Windows and Insect Screens	Lower level windows have ptd. expanded steel security grilles in fair to good condition - some frames corroded. No insect screens or storms observed. New windows don't appear to be specified for screens.	Prepare, prime and paint corroded security grille frames.	2-3	ES	L	50 sf frame area	
	- Sills	Exterior granite sills good condition. Possible flashing failures as masonry deteriorated beneath several window locations. Interior painted wood sills are new as part of window replacement.	Clean granite sills as noted under exterior wall cladding. Investigate flashing and replace as needed. No action for interior sills.	2,4	ES, N	S	140 sills at 3'-6" wide. 25% (35) need flashng review	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Shades or Blinds	None observed, but contract drawings for new windows indicate pull-down or roller shades will be installed as part of this work.	No action required.	-	-	-	-	
3.	**Entrance Systems**							
	- Door and Frame Materials	Painted steel doors within ptd. steel frames w/ polycarb. transom panels at east and west. (Door #'s 1, 3) Sim. doors and frame at south, within larger paneled wood frame with sidelights & flush transom. (Dr. #2) Doors don't operate smoothly & reliably or close properly. Steel door & transom frames at east & west corroding. South side wood-frame, sidelights & upper transom panels have damaged wood sections & failing paint.	Replace doors w/ insulated and weatherstipped units. Provide wood repair, scrape and paint at south side wood-frame, sidelights & upper transom panels	1	ES	S	3 door pairs, 45 sf area wood frame	
	- Glazing Type and Color	Single-pane polycarbonate lites within entry doors and at sidelights. Polycarbonate in poor condition - scratched and hazy.	Replaced with insulated glass units as part of door replacement.	1	OB	S	60 sf glazing area	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Entry door hardware	Mixture of steel and weathered bronze pull handles with differing styles and sizes. Door hinges are exposed to exterior - potential security risk if connecting pins removed.	Replace all exterior door hardware as part of door replacement. Use accessible hardware with consistent, period appropriate style.	2	ES	S	incl. abv.	
	- Power operators	None	If future building renovations trigger accessibility code requirements, consider providing power door operators as part of modifications to entry designated as accessible.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Painted steel doors within ptd. wood frames w/ single-pane polycarbonate lites. (Door #'s 4-8) Paint faded and door from Art Room (#5) is graffiti damaged. Several doors heavily corroded at bottom. Wood frames damaged and cracked w/ failed paint. Metal frames heavily corroded at bottom. Polycarbonate is scratched and hazy.	Replace doors w/ insulated and weatherstripped units with insulated glass lites. Replace all frames with exterior-grade steel frames.	1	ES	S	four 3'x7' doors & one 4'x7' door	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	Doors are typical 3'-0" wide, one is 4'-0" (w/ height of 6'-0" at door #4.) Lower level doors leading to grade are not accessible - inadequate clearances at interior & drs. accessed via interior stairs, as lower level is below grade.	If future building renovations trigger accessibility code requirements, required lower level egress doors will need to be made accessible. One door (4'x6') has an exit sign. Could require relocating door at lower level elevation, creation of exterior areaway and ramp up to grade.	-	-	-	-	Costs under renovation estimate
	- Door hardware	Generally oiled bronze pull handles and old-style panic bars with closers. Knuckle door hinges are exposed to exterior - potential security risk if connecting pins removed. Several doors very difficult to operate.	Replace all exterior door hardware as part of door replacement. Use accessible hardware with consistent, period appropriate style.	1	OB	S	incl. abv.	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Wood trim at dormers, wood main roof edge/overhangs and exposed rafter tails below are recently painted and in good condition. Cupola clad with roof shingles and wood trim recently painted and in good condition.	No action required.	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants between granite cornice sections at south entry portico and at exterior doors failed.	Replace sealants as part of repairs for these elements.	0	OB	S	600 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Both flat and sloped roof systems were installed about a 1 year ago and in new to good condition. The flat dark grey EPDM roof has a perimeter metal coping with open scuppers to sloped roof below. The sloped roof system uses synthetic rubber "slate" shingles.	No action required.	4	N	-	-	

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Door #'s refer BeSafe Plans.

B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Roof edges and copings	Metal roof edges are new. New pipe rail snow fence type guards are installed at entry doorways & other sloped roof areas throughout. Custodian reported snow guards don't effectively stop the fall of snow/ice to areas below, creating a safety concern.	Provide taller snow guards with additional row to the existing single row low profile snow guards.	0	N	I	300 linear feet	
	- Walkway pads	New walkway pad located by the roof access hatch within flat roof portion.	No action required.	4	N	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required.	-	-	-	-	
	- Glazing Type	-	No action required.	-	-	-	-	
	- Curbs	-	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	New painted aluminum downspouts at all sides of building. Downspout outfalls stop short of the granite watertable and terminate 55" above grade, creating splashback and water damage & staining on the adjacent exterior brick walls. Gutters reported loosened at west side. Gutter at north side of west entry enclosure damaged.	Extend downspouts to discharge close to grade surface and to direct water away from building. Check gutters at west and re-secure as needed. Repair or replace damaged gutter at west entry.	2	N	S	12 down-spouts + 15 lf gutter	
	- Splash block or tied to storm drainage	Neither	Review possibility of tying downspouts to storm system to eliminate potential for icing of paving from storm water discharge.	-	-	-	-	
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Metal fire escape stairs at building north exhibit signs of corrosion. Guardrails are not code compliant. Refer also to entry under structural system report.	Sandblast, prime and paint. Provide code compliant guardrails. Refer also to entry under structural system report.	2	ES	I	70 linear feet of fire escape	

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Door #'s refer BeSafe Plans.

B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	-	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	School name signage at south appears to be terra cotta inset into exterior brick walls. Intact but soiled.	Include sign under chemical cleaning of exterior masonry materials.	2	ES	S	24 sf area	
13.	**Other Observations**							
		Steel louver within lower level opening east side has bent and missing blades. Previous unit ventilator louver locations have been closed off with sheet metal - poorly fitted with no sealants. Truncated pyramidal metal chimney cap and metal edge at east side chimney corroded and causing rust stains on roof shingles below. Water intrusion observed within lower level interior along south wall could be resulting from unsealed gaps between foundation wall and bituminous paving.	Replace louver. Remove all sheet metal UV closures and replace with insulated metal panels sealed to adjacent brick. Replace or sand blast, prime and paint chimney cap & metal edge and clean stained shingles. Investigate south, southeast and southwest foundation wall to paving joints and seal as required.	1	-	S	6 sf louver, 50 sf metal panels, 20 sf cap & 15 lf edge, 150 lf found. wall joint	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Entry vestibules at east and west created by enclosure additions. Concrete floor and granite steps moderately soiled. Exposed brick walls and granite course & window sill - same comments for exterior - soiled with some efflorescence. Poured concrete foundation wall and GWB wall in fair to good condition. Sloped & level GWB ceiling in good condition. Entry vest. at south appears to have vinyl asbestos floor tile in good condition. South also has finished wd. wainscot, plaster walls and ceiling in fair to good condition. The wood-frame and sidelights have damaged wood sections & failing paint. Loose, surface entry mats only - no recessed entrance mat systems.	Clean floor & steps and chemically clean masonry at east & west. At south, repair wainscot blemishes and repaint & provide wood repair, scrape and paint at entry door wood-frame and sidelights. Vestibule enclosures not well constructed & detract from overall character of the building. Recommend as part of future renovation to consider replacing w/ proper internal vestibules w/ recessed mats.	2	2-3	3	2	ES	S	150 sf floor area 200 sf masonry surface area	
2.	**Corridors**										
	- Finish Materials	At first & second floors, carpet flooring (broadloom) has seam separation and noticeable wear, 8" high ptd. wood base overall good w/ minor dings, stained wood flat trim/pilasters overall good w/ minor damage, stained wood wainscoting at height of 5'-5" (75% of wall areas) overall fair w/ minor damage & finish wear, wood column enclosures sim. to wainscot, plaster walls good but need repainting , 2x4 ACT suspended ceilings are fair - several missing tiles probably attributed to teledata cabling work being done above ceiling. At third floor, finished hardwood floor good cond., stained wood base & wainscot good cond., plaster walls good but need repainting and 2x4 ACT ceilings fair to good. At lower level, VCT flooring fair - some areas failed w/ loose & cracked tiles & heavy soiling, 4" high ptd. wood base fair w/ minor wear, ptd. brick or GWB walls fair to poor w/ some peeling paint - requires overall repaint. 2x4 ACT ceilings poor to fair w/ significant tile sag.	At first & second floors, replace carpet with VCT. Prep & paint wood base. Repair/prep wainscot and column enclosures and refinish. Prep & paint plaster walls. Reposition or replace missing 2x4 ceiling tiles. (Note original ceiling w/ finished wd. beam enclosures intact abv. ACT. Consider removing ACT to expose, and provide alternative acoustic controls.) At third floor prep & paint plaster walls. At lower level, replace failed and stained VCT. Prep & paint all masonry & GWB walls. Replace all 2x4 ceiling tiles using humidity-resistant type.	1-2	2	2	2	ES	S	VCT tiles 4800 sf, wood wainscot 1875 sf, ACT 1400 sf	
	- Lockers (Coat Hooks)	First & second floors have no lockers but metal coat hooks adjacent to classroom doors, mounted at varying heights (42", 51" & 60" high) and protruding 3" from wall. Hooks in good condition. No designated accessible coat hooks. Third floor and lower level have no lockers or hooks.	If future building renovations trigger accessibility code requirements, provide required number of accessible hooks and designate with signage.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Transoms & Borrowed Lights	Door transoms occur on first & second floors & are flush plaster infill to match walls - same condition as plaster walls per abv. No borrowed lights.	Prep & paint as part of plaster wall area noted abv.				2	ES	S	see corr. entry	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	First & second floor classroom doors into corridor - no observed rating, no closers and swing typically into corridor. Doors from corridor to stairs - some labeled 3/4-hour fire-rated & some not labeled, w/ closers but no hold opens and swing is into stairways. Third floor doors into stair hall - no observed rating, closers are present, exit devices, swing is into hallway. Lower level classroom and other room doors into corridor - no observed rating, typically no closers and swing is typically into corridor.	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	None	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	One (1) high drinking fountain, surface-mounted, per floor on first & second floors - not code compliant. No drinking fountains observed on third floor. For basement fountains, see entry for student bathrooms. See entry under the plumbing system report.	See entry under the plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
3.	**Building Signage**										
	- Materials	Room signage at first, second & third floors is typically laminated paper stapled or adhered to wall or transom areas above room doors. Lower level room signage sporadic and typically is regular paper taped to walls in varying locations.	If future building renovations trigger accessibility code requirements, provide professionally made, permanent room signs that comply with MAAB code requirements.	-	-	-	1	OB	-	approx. 65 signs	Costs under renovation estimate.
	- Code Required	Signage located on door to electrical and fire alarm room is hand-written paper taped to door.	Verify required code signage meets requirements of AHJ.	-	-	-	1	-	I	varies	
	- Accessibility Compliance	Signage throughout building does not meet MAAB regulations for lettering, braille, contrast and mounting heights.	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-	per above	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
4.	**Stairs & Exits**										
	- Finish Materials	Stairs are wood framed & in overall good condition. Treads & risers at basement level are rubber using integrated tread/nosing profile over original wood, generally good but w/ some loose treads. Typical upper level treads & risers in good condition w/ ptd. striated metal tread overlays directly on ptd. orig. wood, w/ orig. ptd. wood risers. Landings are typically broadloom carpet and are worn. Probable vinyl asbestos floor tile at main exit landings in good cond. At upper levels, ptd. wood base trim at walls is 8" high & fair condition - minor dings & worn paint. No wall trim at basement level. Upper levels have 5'-5" high stained wood wainscoting w/ plaster walls in fair condition - minor dings and worn finish on wainscot & plaster paint worn. Stained wood stringer enclosures & guard panels at upper level stairs in-between switchback runs are fair w/ many dings & worn finish. Stair ceiling and undersides of stair runs are plaster in good condition. 2x4 ACT clgs. at third floor and lower level are poor, with sag, staining and surface damage.	Replace rubber treads, risers and carpet at landings with resilient rubber flooring. Repair, prep & paint wood wall trim. Prep & paint plaster clg. & underside areas. Replace all 2x4 ceiling tiles using humidity-resistant type.	2	2	2	2	ES	S	9 flights total	wood trim, plaster and ACT under maint budget
	- Tread & Riser Height Uniformity & Nosing Compliance	Treads are typically 12" in depth and risers 6-1/2" to 7" in height and are code compliant. Tread nosings typically project 3/4" to 1" with abrupt transition.	Modify exist. nosings as required.	-	-	-	-	-	S	incl. in above	
	- Guardrails (height, sphere)	Solid 36" high stained wood guardrail design- non code compliant.	Replace guardrails to meet current code requirements.	-	-	-	-	-	S	incl. in above	
	- Handrails (height, extensions, profile)	There are no handrails on the open side of the stairs. Round handrails adjacent to walls are 32" high and have no extensions.	Provide code compliant handrails at open sides.	-	-	-	-	-	S	incl. in above	
	- Landing Clearances	3'-6" wide egress HM doors from 2nd floor corridor to entrance infringe into the 6'-2" landings.	Review as part of stair modifications.	-	-	-	-	-	S		
	- Minimum Headroom	Typically code compliant, with exception of stair at lower level exterior door (#4), which has ceiling height of 6'-1".	See entry under exterior doors.	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	None	No action required.	-	-	-	-	-	-	-	
5.	**Elevators & Lifts**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	No elevator.	Install elevator to provide accessible route to all building levels to comply with MAAB.	-	-	-	-	-	L	one 4-stop elevator & shaft enclosure	
	- Chairlift Finish Materials, Platform Size, Clearances	None	See entry under stage accessibility.	-	-	-	-	-	-	see stage entry	
6.	**Interior Doors & Sidelights**										
	- Materials	First, second and third floors have painted HM frames and flush stained wood solid core doors with wire glass vision panels. Painted steel doors with wire glass vision panels in HM frames at stairs. No sidelights. Frame paint typically worn. Wood door finish good cond. Steel door paint in good cond. Lower level has painted HM doors with wire glass vision panels in HM frames & no sidelights. Frame and door paint typically worn. Some door frames are separating at upper corners.	Repaint all door frames. Repaint basement level steel doors. Repair or replace separating basement door frames.	-	-	-	2	ES	S	2 separating frames	Painting under maint. budget.
	- Door hardware	Door handles throughout the building are not code compliant - all doors have knobs. Small percentage of doors have broken knob hardware. Some rated stairway doors missing latches, closers, panic bars and are not closing completely through self-operation. HM frame door silencers typically missing or crushed.	Provide/replace required door hardware at all stairway doors & service/adjust as required to operate properly. Provide all new silencers. If future building renovations trigger accessibility code requirements, replace all door handles with lever type locksets.	-	-	-	1-2	OB	I	14 stair doors, allow 50 drs. for silencers	general door handle replacement under reno. estimate
	- Door widths & clearances	Door widths and clearances generally code compliant w/ some exceptions - doors to art classroom, classrooms 1,2, 7, 8, 11 and 12 don't have the pull side accessible clearance.	Most pull-side clearance non-compliance may be addressed by flipping door to put latch on opposite side of frame.	-	-	-	2	-	S	12 doors	
	- Door Thresholds	Painted wood thresholds, 1/2" high at all classroom entry doors. Code compliant.	No action required.	-	-	-	-	-	-	-	
7.	**Kindergarten Classrooms**	See entries for general purpose classrooms.									
8.	**Kindergarten Bathrooms**	No dedicated kindergarten bathrooms. See entries for student bathrooms.									

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				FLOOR	WALLS	CEILING	GENERAL				
9.	**General Purpose Classrooms**										
	- Finish Materials	Carpet flooring (broadloom) is worn, stained and in poor condition, 8" high stained wood base overall fair w/ many dings, stained wood wainscoting (30" high), stained flat trim at doors & transoms and stained window trim is overall fair w/ minor damage & finish wear. Plaster walls fair - some areas have failed paint, staining and plaster cracking & spalling. Splined 12x12 ACT ceilings fair to good w/ some stained tiles & replacement tiles are a different shade. Steam radiator steel enclosures At first & second floor coat rooms off classrooms - plaster ceilings poor w/ water damage.	At twelve (12) classrooms, replace carpet with VCT. Prep & refinish wood base. Prep wainscot, flat trim & window trim and refinish. Repair, prep & paint plaster walls. Replace stained and mis-matched ceiling tiles. For coatroom clgs., stop source of water damage, repair plaster & paint.	1	1-2	2	2	ES	S	VCT 11915 sf, ACT 2300 sf (20%), wainscot & trim 2700 sf	Paint under maint. budget.
	- Casework	Built-in wood wall cabinets/shallow storage closets are in fair condition - wood finish worn, interior plaster walls & clg. good. Missing/broken glass on (3) swinging wood doors. Hardware fair to good. Latches/knobs non-accessible. In one classroom - wall mounted corner wood shelves 5ft long x 4 high, 4 rows are in poor condition.	Refinish wood cabinets. Replace broken or missing glass panels. Rebuild wall mounted shelves. Replace latches w/ compliant hardware.	-	-	-	2	ES	S	12 cabinet locations & one shelf loc.	
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards are fair w/ some edge damage. Marker boards in good condition. Wood chalk board trays finish worn. Two (2) classrooms have chalk boards in poor condition w/ major wear.	Replace damaged homasote tack boards with fabric or cork tack boards. Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L		Under maint. budget.
	- Sinks	Typical classrooms have no sink. First grade classroom #3 has a sink base cabinet and sink in poor condition and is non-accessible.	If future building renovations trigger accessibility code requirements, provide accessible sink and sink base.	-	-	-	1	OB	-	one sink & sink base	Costs under renovation estimate.
	- Light Fixture Types and Layout	Pendant direct light fixtures arrayed parallel to the teaching wall w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	No projection screens. Smart boards provided in select classrooms.	No action required.	-	-	-	-	-	-	-	
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Carpet flooring (broadloom) poor - visible seams, pulls, wrinkles & stains. Wood base (partial) fair w/ worn paint. GWB walls and column enclosures poor w/ stains, worn paint & minor damage & water damage at window jambs. Painted wood window trim fair w/ worn paint. Ceiling comprised of homasote panels on framing w/ homasote seam battens and in fair condition w/ several battens sagging/pulling away. GWB soffits at window heads poor condition - some instances incomplete construction and/or water damaged.	Replace carpet with VCT. Prep & paint wood base. Repair/prep & paint GWB walls. Paint window trim. Re-secure homasote battens. Complete/repair GWB window soffits.	1	1	2	1	-	S	VCT tiles 930 sf	Painting & GWB repairs under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Paper-covered tack boards appear in fair to good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	- Kilns	None	No action required.	-	-	-	-	-	-	-	
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**	No dedicated technology classrooms - see general purpose classrooms.									
13.	**SPED Classrooms**	No dedicated SPED classrooms - see general purpose classrooms.									
14.	**SPED OT/PT**	No dedicated SPED OT/PT area.									
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms - see general purpose classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Gymnasium and Stage.									

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				FLOOR	WALLS	CEILING	GENERAL				
18.	**Performing Arts - Stage**	Stage area is elevated platform at 41-1/2" high within larger gym/multi-purpose room space.									
	- Finish Materials	Finished wood strip flooring is in generally good condition with the exception of some damaged wood flooring . Sections of the vertical face of plywd. & paneled wood skirt wall are damaged - & total area has worn paint finish.	Repair stage skirt wall damage &prep and paint entire skirt. Replace entire front face of stage.	3	1	see gym entry	2	ES	S	210 sf skirt area 100 sf wood flooring	
	- Acoustical Treatments	No specific treatments beyond acoustical ceiling tile for larger gym/multi-purpose room.	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	There is a row of eight (8) 12" diameter downlights located above the front of the platform area in good condition.	No action required.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	None. Not a proper stage that would require curtains.	No action required.	-	-	-	-	-	-	-	
	- Rigging	None	No action required.	-	-	-	-	-	-	-	
	- Stage Accessibility	Access to stage by a wood stair located at the front of stage and (2) wood framed stairs at the sides - all in fair to good condition. No accessible route to stage platform provided.	Provide accessible route to stage via chair lift or ramp.	-	-	-	-	-	L	1 chairlift	
19.	**Performing Arts - Music Rooms**	No dedicated music rooms.									
20.	**Media Center**										
	- Finish Materials	Carpet (broadloom) flooring worn and wrinkled. New splined 2x2 ACT ceiling. Plaster walls w/ 5'-6" high stained wood wainscoting, stained wood column enclosures and ceiling & beam moldings. Painted HM exterior door and frame leads to fire escape ladder at building north.	Replace carpet. Fresh coat of paint throughout. Refinish worn woodwork.	1	2	4	2	ES	S	carpet tiles 750 sf, 300 sf woodwork	Painting under maint. budget.
	- Stacks	Not observable. Covered due to window replacement work.	Stacks probably require refinishing.	-	-	-	2	ES	L	-	Under maint. budget.
	- Carrels	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Shelves	None	No action required.	-	-	-	-	-	-	-	
	- Circulation Desk	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Workroom / Staff Areas	None designated.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct 1x4 light fixtures. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**	See entry under Performing Arts - Stage for platform this area.									
	- Finish Materials	Finished wood strip flooring generally good condition - small area w/ minor damage. Finished plaster walls with 6 ft high stained wood wainscoting. 2x4 ACT ceiling poor w/ sagging & stained tiles & some tiles mismatched. Cracks, stains and holes within plaster walls. Some water damaged sections of wood wainscoting.	Repair plaster walls and wood wainscoting. Repair damaged wood floor. Refinish and stain all wood. Replace entire ACT ceiling w/ humidity-resistant tiles.	2	1-2	1	2	ES	S	300 sf plaster walls, 150 sf wood wainscot, 20 sf wood floor	
	- Wall Pads	None	Consider providing wall pads	-	-	-	-	-	S	-	Under maint. budget.
	- Acoustical Treatments	No specific treatments beyond acoustical ceiling tile for larger gym/multi-purpose room.	See entry for gymnasium finish materials.	-	-	-	-	-	-	see gym finishes entry	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Backstops	Space using portable basketball nets and backstops.	No action required.	-	-	-	-	-	-	-	

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SCHOOL NAME: Moody Elementary School

DATE OF REVIEW: 07-22-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
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1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Scoreboard & Time Clocks	None	No action required.	-	-	-	-	-	-	-	
	- Bleachers	None	No action required.	-	-	-	-	-	-	-	
	- Dividing Curtains	None	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	None	If future building renovations trigger accessibility code requirements, provide assistive listening system per MAAB if room accomodates at least 50 persons.	-	-	-	-	-	-	-	Costs under renovation estimate.
	-Other	Gymnasium is not properly striped.	Provide proper athletic floor striping per LPS requirements.	-	-	-	2	-	S		Under maint. budget.
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Café area utilizing two rooms on lower level - larger room A at SE corner and smaller room B. For A - VCT flooring poor to fair w/ slab cracks telegraphing through and minor damage, painted wd. base fair w/ worn paint, walls are simulated wood paneling & plaster in poor to fair condition - water intrusion damage & delamination at base of wood paneling w/ potential mold & mildew growth, ceiling is 2x4 ACT in poor condition - grid is yellowed, tiles heavily soiled around steam radiators, 25% of tiles sagging. Exposed brick structural piers painted and in fair condition - some paint wear at base. For B - same observations, but no water intrusion observed. (Observable areas of original plaster ceiling located above ACT are poor - heavily cracked w/ missing plaster.)	Replace VCT flooring following proper preparation of conc. slab. Prep & paint wood base. Remove all wood paneling, stop water intrusion and repair plaster walls behind. Prep & paint plaster walls. Replace ACT grid and tiles w/ humidity-resistant type. Prep & paint brick piers.	1-2	1	1	1	-	I	2000 sf VCT, 2000 sf ACT & grid	Painting, paneling under maint. budget.
	- Casework	Base cabinets at perimeter poor - stained plastic laminate top w/ missing edge bands, damaged and worn cabinet bodies, stained doors difficult to operate, sinks are non-accessible. Countertop height at 35-1/2" has no section at accessible height.	Replace cabinets and sinks in their entirety. Provide accessible sink areas w/ kneespace & proper countertop height.	-	-	-	1	OB	S	30 lf of base cabs. w/ (2) sinks	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	See entry under casework above.	See entry under casework above.	-	-	-	see abv.	see abv.	see abv.	see abv.	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**	School is a satellite facility that serves remotely prepared meals.									
	- Finish Materials	VCT floor good, wood base & plaster & brick walls fair w/ worn paint, 2x4 ACT poor w/ yellowed grid and tile sag.	Prep & paint base and walls. Replace ACT grid and tiles w/ humidity-resistant type.	3	2	1	2	-	S	165 sf ACT	Painting under maint. budget.
	- Overhead or Counter Doors	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Serving Line Circulation Pattern	None observed.	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	No equipment.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Carpet (broadloom) flooring worn. 30" high stained wood wainscot w/ worn finish, plaster walls w/ worn paint, new ACT tile ceiling.	Replace carpet with VCT. Refinish wainscot, prep & paint plaster.	1	2	4	2	ES	S	carpet tiles 750 sf	Painting under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 recessed parabolic fixtures. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	-Work Station (FF+E)	None	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	Carpet (broadloom) flooring worn.	Replace carpet with carpet tile.	2	3	3	2	ES	S	90 sf	
	- Casework	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	See entry under the plumbing system report.	See entry under the plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet (broadloom) flooring worn. 30" high stained wood wainscot w/ worn finish, plaster walls w/ worn paint, ACT tile ceiling fair.	Replace carpet with VCT. Refinish wainscot, prep & paint plaster.	2	2	2	2	ES	S	carpet tiles 800 sf	Painting under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	AiPhone system present. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	No discrete, separate area.	No action required.	-	-	-	-	-	-	-	
	- Conference	No discrete, separate area.	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**	No dedicated guidance or psychology offices.									
32.	**SPED Office Areas**	Lower level SPED Resource, Tchr. Work Area, Parent-Tchr. Resource & Reading Tutor Rooms									

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Ptd. wood floor or VCT floor fair, wood base fair w/ worn paint, plaster, GWB, homasote or brick walls fair w/ minor damage & worn paint, plaster clgs. poor - widespread damage, 2x4 ACT clg. poor condition w/ stained tiles, yellowed grid and some tile sag.	Repaint wood floor & base. Repair partition damage & repaint. Repair plaster ceiling damage & repaint. Replace ACT grid and tiles w/ humidity-resistant type.	2	2	1	2	-	S		Under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	White boards and tack boards where provided in good condition.	No action required.	-	-	-	-	-	-	-	
33.	**Student Toilets**										
	- Finish Materials	Girls Room - Painted conc. slab on grade fair - some deterioration in adjacent storage area, wood base (partial) fair w/ worn paint. Walls use several matls. (homasote, plywd., plaster, simul. wood paneling, brick) ranging from poor to fair finish - all need repaint, areas of water damage throughout, east side paneling is wet w/ visible water at base & probable mold. Plaster ceiling have peeling paint, cracking and water damage from pipe leaks - 50% of clg. area. Boys room similar, but no significant water intrusion observed.	Perform general gut and complete renovation of Girls and Boys toilet rooms.	2	1	1	1	OB	S	1700 sf	
	- Toilet Partitions	Plastic laminate in wood finish w/ overhead bracing fair to good. Number of stalls & fixtures (12 at Girls and 9 at Boys) probably in excess of that required for student population.	Install phenolic toilet partitions as part of overall bathroom renovations.	-	-	-	2	ES	S	part of overall reno.	
	- Plumbing Fixtures	See plumbing system report.	Install new fixtures, accessible as required and in quantities per the plumbing code. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	part of overall reno.	
	- Mirrors	None	Consider providing mirrors as part of the bathroom renovations.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper, paper towel and soap dispensers in fair to good condition.	Provide new as part of the bathroom renovations.	-	-	-	2-3	ES	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Bathrooms configuration is non-accessible for clearances, no grab bars, accessories not accessible within required reach ranges. No accessible fixtures or stalls. Sinks and drinking fountain are located at wood platform 7" higher than concrete slab. Urinals in Boys also have platform.	As part of general gut and complete renovation of Girls and Boys toilet rooms, provide accessibile configuration and accessories per MAAB requirements.	-	-	-	-	-	S	part of overall reno.	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
34.	**Staff Toilets**										
	- Finish Materials	Typically original wood floor or probable VAT tile in fair condition, ptd. wood base & low wd. wainscot is fair, plaster walls & clgs. fair w/ minor damage & worn paint.	Perform general gut and complete renovation of staff toilet rooms.	2	2	2	2	OB	S	4 staff toilet locations - 112 sf total	
	- Toilet Partitions	None. Baths are single use.	No action required.	-	-	-	-	-	-	part of overall reno.	
	- Plumbing Fixtures	Antiquated and non-accessible. Refer also to plumbing system report.	Replace as part of renovation. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	part of overall reno.	
	- Mirrors	Mirrors where provided in fair to good condition and locations are code compliant.	No action required.	-	-	-	3	ES	-	part of overall reno.	
	- Accessories	Toilet paper, paper towel and soap dispensers in good condition.	No action required.	-	-	-	-	ES	-	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Overall room sizes small, antiquated and non-accessible. Insufficient clearances, no grab bars, dispenser locations generally not code compliant - located too high above floor.	Provide compliant grab bars and dispensers as part of bathroom renovations. Verify whether accessible toilet room clearances can be provided at current locations.	-	-	-	-	OB	S	part of overall reno.	
35.	**Storage**										
	- Finish Materials	First and second floor closets - ptd. wood floors good, some 2x4 ACT tiles are stained. Lower level storage near stair - ptd. conc. slab fair w/ worn paint, plaster walls & clgs. poor w/ water damage at walls.	Replace ACT tiles. Repaint conc. slab & repair plaster walls & clgs. & repaint.	2-3	1	1-2	2	ES	S	-	Under maint. budget.
	- Built-In Storage	None	No action required.	-	-	-	-	-	-	-	
	-Other	Large attic storage space at third floor - exposed wood floor in good condition. Exposed brick chimney in good conditions. No visible signs of water penetration on underside of exposed roof structure.	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Boiler room slab on grade fair w/ some staining, brick walls fair - many areas peeling paint, plaster clg. poor - staining & water damage throughout & some areas in partial collapse.	Clean slab & seal. Prep & paint brick walls. Repair/replace plaster clg. & repaint.	2	1	1	1	-	S	730 sf	Painting under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Utility sink located in service corridor - double sink on crude base cabinet in fair condition. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc throughout lower level.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Poured concrete - see entry under finish materials.	See entry under finish materials.	-	-	-	2	-	S	200 sf pad area	
	- Other	Custodian noted that boiler room susceptible to high ground water infiltrating from High Street side. Observed water present within sump trench.	Investigate whether foundation and/or slab can be sealed to stop or reduce water infiltration.	-	-	-	1	-	S	730 sf area	
37.	**Controls**										
	- Height (accessibility)	Many light switches and intercom call buttons located at heights between 74" and 78", exceeding MAAB reach range.	If future building renovations trigger accessibility code requirements, relocate controls to be within required reach range.	-	-	-	-	-	-	through-out building	Costs under renovation estimate.
38.	**Other Spaces**										
	Art Storage Room at Lower Level	Evidence of water damage and possible mold growth on flooring.	Investigate to confirm intrusion and source.	1	-	-	1	-	S	80 sf	
	Custodial & General Building Storage near Girls Toilet Room	Evidence of water intrusion along stone foundation wall as noted under Bldg. Exterior - Other Observations section.	Investigate to confirm intrusion and source.	1	1	-	1	-	S	150 linear ft found. Wall	

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MOODY ELEMENTARY SCHOOL

Date of Review: Tuesday, July 2, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Moody Elementary School (#08), located in the Belvidere neighborhood of Lowell, was completed in 1888. The facility is comprised of three stories, including a Ground Floor level that is mostly below grade, plus a top floor and attic space under sloping roofs, with a floor area of approximately 48,900 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1888 Age of Building: 125 years. Structural Engineer: Name Unknown. Structural Dwgs: Not Available. Contractor: Name Unknown. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 1983 (Verify) Structural Engineer: ?? Structural Dwgs: NA. ?? Contractor: Name not available. ?? Applicable Building Code: ??
4.	**Description of Structure:** The facility is comprised of three stories, including a Ground Floor level that is mostly below grade, plus a top floor and attic space under sloping roofs, with a floor area of approximately 48,900 square feet. Primary structural components include the following: mortared fieldstone foundation walls; exterior brick bearing walls with may window openings; interior brick columns at Ground Floor; two lines of interior wood columns; concrete slab on grade at Ground Floor; wood floor framing (likely) with beams, joists, subfloor and finish floor; wood roof framing - diagonal bracing, posts, beams, rafters, and plank. Lateral Force-Resisting System (LRFS) - Whatever building code governed the design of this building, it predated later codes (circa 1970) which inluded provsions pertaining to lateral forces induced by wind and seismic events. Without the benefit of either all of the original drawings or a detailed invetsigation, it is problematical to identify the LRFS. The primary structural system has some inherent lateral-force resistance that may involve the exterior brick bearing walls, and perhaps some interior walls.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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N/A - Not Applicable

Action Priority
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L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Brick Piers at Edge of Main Entrance Roof: It appears that relatively recent repairs were made to a number of brick piers. A few of the piers appear to have lost pieces of brick and some of the mortar joints need to be repointed. There are also stone pieces seated on top of these piers which may rely only on mortared bed and head joints. This condition should be monitored and repaired as necessary to avoid its developing into a safety hazard.			**2**	**S**
	b.	Attic Roof Hurricane Anchors: It appears that a recent renovation included the installation of Simpson hurricane anchors at the interface of the roof rafters and some exterior brick walls. It is not clear if a corresponding set of hurricane anchors were installed at the Multi-Purpose Room side of the building. If not, then hurricane anchors should be installed.			**2**	**S**
	c.	Multi-Purpose Room: There are signs of considerable water damage to the interior finishes within the Multi-Purpose Room. Water infiltration through the roof planking may also have affected the structural integrity of some roof framing members. At some point the soundness of the roof framing members should be investigated and repaired, if necessary. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**

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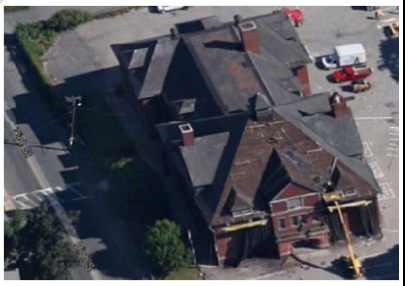
MOODY ELEMENTARY SCHOOL

Date of Review: Tuesday, July 2, 2013.

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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	d.	Fieldstone Foundation Walls: There appears to be indications of ongoing water infiltration through the fieldstone foundation walls at the building perimeter. Aside from other reasons for addressing this condition, this kind of phenomenon could also impair the integrity of the foundation walls which also support the brick bearing walls. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	e.	Steel Fire Escapes: There are many locations along the steel stairs where paint has chipped off and rust is evident. To avoid any potential safety hazard from developing, it is recommended that a detailed investigation be performed to verify that all in-situ structural members, including treads, and corresponding connections are adequate for their intended purpose. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**I**
	f.	Roofs: Most of the roof surfaces on this facility are sloped, but for one flat area. A new roofing system was installed recently. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**4**	**L**

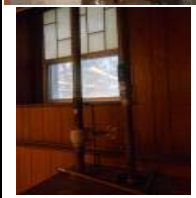
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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

MOODY SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is supplied by a combined 2" water service. The building does not have any type of automatic sprinkler system. The buidling does have a stand pipe system.	1	OB	I	The domestic water service & fire service must be separated. The building shall have a separate fire service and shall be updated to current NFPA requirements.	 	JIG
2.	**Type of Sprinkler System**	Building does not have an automatic sprinkler system. Floors are protected by a 1-1/2" Fire Hose Cabinet at both ends of building.	1	OB	L	If building is renovated, should be updated to current NFPA requirements.		JIG
3.	**Special Systems**	N/A	N/A	N/A	N/A	NONE		JIG
4.	**Misc Fire Protection**	N/A	N/A	N/A	N/A	NONE		JIG
5.	**Sprinklers**	N/A	N/A	N/A	N/A	NONE		JIG
	PLUMBING							

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

MOODY SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Building is supplied by a combined 2" water service. The building is serviced by a 2" metered domestic service.	2	ES	I	The Building shall have a separate domestic metered water service.		JIG
2.	**Hot Water System**	Hot water is generated by one Bradford White gas type water heater. The heater has an input of 30,000 btuh and 30 gallon storage capacity.	1	ES	S	Replace with new larger volume high efficiency condensing type heaters.		JIG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron hub and no-hub coupling joints. Some areas showed visible signs of corrosion.	2	ES	S	Replace piping as necessary.	 	JIG
4	**Storm Drain System**	Storm drainage is provided by downspouts spilling to grade.	1	OB	N/A	NONE.		JIG

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5	**Plumbing Fixtures**	Fixtures appear original to building. Water closets are floor mounted with manual flush valves, 1.6 gallons per flush.	2	ES	S	Recommend installation of high efficientcy, low flow fixtures throughout the building.		JIG
7.	**Plumbing Fixtures**	Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with either two handle faucets, hot & cold metering faucets, or single temperature metering faucets.	2	ES	S	Recommend installation of high efficientcy, low flow fixtures throughout the building.		JIG
8.	**Plumbing Fixtures**	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	2	ES	S	Recommend installation of high efficientcy, low flow fixtures throughout the building.		JIG
9.	**Plumbing Fixtures**	Sinks are stainless steel double compartment type.	2	ES	S	Provide accessible fixtures.		JIG

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10.	**Plumbing Fixtures**	Drinking fountains range from non-chilled vitreous china single & double to free standing chilled type.	1	OB	S	Provide accessible fixtures in all public spaces.	  	JIG
11.	**Plumbing Fixtures**	Mop sinks are cast iron, porcelain enameled type, faucet is not equipped with vacuum breaker.	1	OB	I	Provide new floor mounted basin with new vacuum breaker type faucet.		JIG
12	**Natural Gas**	Building is serviced with natural gas. Gas meter is located inside of building. Gas supplies boilers, water heaters and HVAC units. Piping is black steel with welded and threaded joints depending on pipe size.	2	OB	S	Gas meter to be relocated to exterior of building and updated to local utility standard.		JIG

MECHANICAL

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by a low pressure steam boiler which was installed in 2012. The boiler is in very good condition. The boiler was manufactured by Weil McLain Model 88 Series. The boiler has a Power Flame burner with a capacity of 3075 MBH input. There is a second original boiler which is utilized as backup, its a Weil Mclain cast iron boiler with a gas fired Webster burner which has a input capacity is 3103 MBH. There is a boiler feedwater and duplex condensate pump set located adjacent to the boilers. There is one combustion air duct opening which does not have a damper associated with it. The current size of the opening appears to be inadequate, this condition may not be code compliant and should be further reviewed. Breeching for the boiler system is a common vent for both boilers and is constructed with what appears to be welded black steel and is insulated with what appears to be calcium silicate. The breeching system exits the building into a masonry chimney.	2,4	N	S	Consider upgrading heating system to hot water heating. Until such time, continue steam boiler and condensate system maintenance. Further review and potentially repair/replace boiler combustion air ductwork system.	 	LV
2.	**Cooling Plant**	The building is not Air Conditioned.	N/A	N/A	N/A			LV
3.	**Air Handling Unit Systems**	There are no major air handling systems located in the building. The building is primarily ventilated through the use of operable windows. The building utilized natural ventilation shafts that were located in several spaces however it appears that these opening were sealed to prevent cold air infiltration.	1	OB	S	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air during occupied times.		LV

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4.	**Terminal Unit Systems**	The building is heated through the use of cast-iron steam radiators. The majority of steam radiators have self contained thermostatic radiator valves. Some spaces utilized ceiling suspended unit heaters, these units were basically located on the basement level only. The majority of these steam unit heaters appear to be in poor condition, well beyond their expected useful service life and in need of replacement. Ventilation air is a major concern during the heating season at times when the windows cannot (or should not for energy conservation purposes) be opened. The basement level was also provided with wall mounted fin tube radiation as its main heating source. Within the upper levels original unit ventilators were present, one within each space. These units were non-operational and were not providing any source of heating or ventilation.	1	OB	S	It is recommended that the entire system is converted to hot water and fin tube radiation utilized as its main heat source. The unit heaters are obsolete and are not properly functioning. The unit ventilators do not function and should be removed.	  	LV
5.	**Exhaust Systems**	Currently there are no exhaust systems provided for this building. There is no exhaust within the toilet and storage rooms which is not code compliant.	1	OB	I	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.		LV
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping are routed exposed in occupied areas and have damaged insulation or are un-insulated. The main steam and condensate piping in the boiler room appears to have been installed recently as part of the recent boiler replacement project and appears to be in good condition.	1	OB	S	The building steam heating system should be considered for replacement and conversion to a hot water heating system. Steam and condensate piping sections will need to continually be maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis.		LV

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7.	**Automatic Temperature Controls**	The building heating boiler plant system is controlled by a Talon DDC front-end ATC controller that is connected to a city wide energy management system. All of the cast iron radiators and fin tube radiation is controlled through a thermostatic control valve which provides occupant temperature control.	1,2	OB	S	Consider upgrading building to full DDC control system. The current sensors and boiler plant controls being monitored by the city is functioning however, comfort levels within the building vary based on location within the building and overall is minimizing system efficency.	 	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 600 amp, 120/208 volt, 3 phase, 4 wire and is in fair condition. The equipment is manufactured by Square D. The Utility Co. meter is located within the main electric room. The service is located in the basement.	2	ES	S	The equipment has met is life expectancy.		AD
2.	**Distribution System**	The feeders and subpanels are in fair condion. There is no TVSS protection at main distribution panel and remote panels. Some panels are surface mounted and located in corridors. It was noted that some of the corridor panels where not locked and could easily be accessed. Unlocked panels are a safety concern and should be addressed.	2	ES	S	Circuits should be separated by load type and TVSS should be added to panels that serve computer equipment.		AD
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in fair condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc.	2	ES	S	The quantity of receptacles is minimal in classrooms. Extension cords are being used.		AD

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4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in fair condition. Classroom lighting consists of pendant wraparound fixtures with fluorescent lamps. Most of the light fixtures in the building are wraparound fluorescent fixtures.	2	ES	L	The fixtures contribute a substantial amount of glare. The light level is not adequate.		AD
5.	**Exterior Lighting**	Utility pole mounted HID flood fixtures are present.	2	ES	L	It is recommended that the fixtures be replaced with new pole mounted LED luminares in the parking area. Also, building perimeter fixtures will be wall mouned over exterior doors. All fixtures will be of the cut-off type.		AD
6.	**Emergency Power**	There is no generator installed.	N/A	N/A	L	A new genertor is recommended.		AD
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	L	System appears to be in good working order. Recommend recircuiting lighting for emergency purposes.		AD
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is manufactured by Simplex and is located in the basement inside of main electrical room.	2	ES	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		AD
9.	**Security System**	The securiy system consists of motion sensors and same door contacts. The system is operational and functional. There is a CCTV system (Aiphone) for the side entrance door #1 with a monitor located at the main office.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.		AD

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10.	**Communication / Clock System**	The paging and intercom system are functioning properly. The system is manufactured by Bogan model MCP35A. There is no clock system present.	3	OB	S	The system appears to be well maintained. No issues reported from custodial staff. System replacement should be considered in the near future.		AD
11.	**Data Systems**	All of the existing CAT 5 wiring for the data system was being replaced with new CAT 6 wiring during the time of our visit.	N/A	N/A	N/A	New MDF room is located in second floor corridor next to computer lab. The technology contractor reported that he was going to provide (8) data outletes, (1) telephone outlet and (1) projector outlet for each classroom.		AD

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7 Charles W. Morey Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Partial flat site along Pine Street with remainder of site sloping towards the building south side. Playground equipment and Scullin parked used by students and maintained by the Parks and Recreation department; Site surrounded by residential neighborhood on all four sides.
- Bus drop-off / pick-up along Morey Street. Students enter through the gymnasium wing. Intended drive way for bused too narrow. Used only during the summer. Service area conflicts with buses.
- Staff parking capacity is inadequate with overflow parking on Morey Street
- Parents drop-off/pick up long wilder street with some drop-off/pick up along the front driveway.
- No site parking signage.
- Lighting appears adequate.
- Several site features damaged and need repair
- Near full building perimeter access to emergency vehicles except for a small section at rear of building.

Surfaces and Features:

- Bituminous paving surface and granite curbing are in good condition.
- Concrete sidewalk and stairs along Wilder Street in poor condition. Damaged by snow removal agents. Repair required.
- Chain-link and decorative metal fences are in good condition.
- Snow removal an issue in the parking lots. Due to site slope, snow melts toward building creating icing condition.
- Lighting appears adequate.
- Landscape is fair condition with overgrown brushes.
- No dedicated storage space in building for exterior equipment. Equipment stored in storage sheds in front and rear of building.
- Recess play area drainage issues.

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Summary Narrative

Building Exterior

Exterior Wall and Canopies:

- Overall newest school in district – 2010. Overall in good to excellent condition.
- Brick masonry and concrete masonry units appear to be in good condition; moisture stains should be clean on brick masonry; overgrown brush/trees should be cut back.
- Exterior aluminum hopper windows are in generally good condition. Half of screens missing throughout grade floor level. Air infiltration at windows at administration
- All exterior door hardware in good condition. Very few hardware issues.
- Water infiltration at door thresholds and select curtain wall areas

Roof:

- Flat ballasted roofs and associated flashings/copings are in good to fair condition. Few fascia and flashing repairs required. Asphaltic material melting throughout and drip along the front canopy fascia onto the masonry cladding.
- Several skylight leak issues.
- Roof leaks on the green roof and administration office area roof

Building Interior

Finishes:

- ACT and exposed wood beam ceiling are in good to excellent condition.
- VCT good condition with few VCT damaged areas at entrance doors where water penetrates and at main lobby entrance.
- Gymnasium athletic wood flooring in good condition; gym equip. generally good cond.
- Scuff marks on flat paint finish system corridor walls is an issue.
- Cafetorium stage access appears to meet current ADA/MAAB requirements; wood stage finish in poor condition requiring refinish
- No recessed entry matts at all entrances. Material tracking into school is an issue. Especially onto the main interior stair causing damage to wood treads.
- Laminate casework and hardware is in good and it does appear to meet current ADA/MAAB requirements.
- Solid surface interior window sills in good condition. Few locations require joint sealant.
- Curtain wall seal missing at sill at lobby east wall – water infiltration and damage below window stool
- Bathroom finishes generally in good condition. Resilient cove base peeling away from walls in many locations
- Bathroom accessory mounting heights vary and exceed allowable MAAB
- No designated student accessible lockers in corridors
- Interior room signage appears to meet current ADA/MAAB requirements.
- Corridors are under lit. Additional down lights recommend.
- Classroom skylights – no means of controlling natural light levels

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Summary Narrative

Openings:

- Interior doors and hardware are in good. Requiring few repairs.

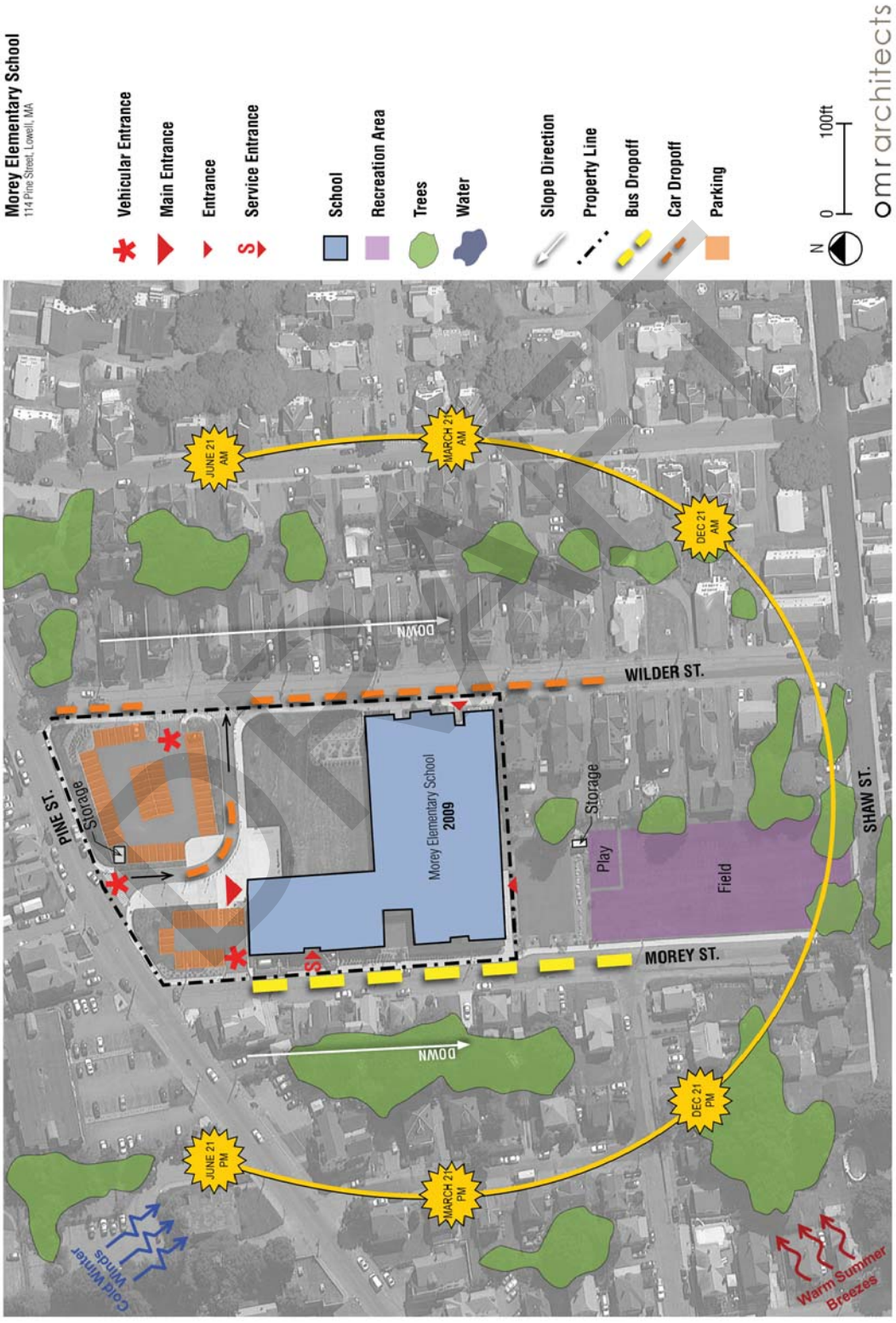
Vertical Circulation:

- Elevator is in good condition. Slight plane deviation from car cab to finish floor.
- Stairs guardrails appear to meet current building code requirements.
- Wood treads in good to fair condition. Exterior soil tracking residue damaging the wood treads finish.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Concrete pedestrian paving in good condition at newest school in the district.



Corridors are under lit. Additional down lights recommended.



Classroom skylights - no means of controlling natural light levels.



Example of sustainability features incorporated into the building. Sunshades devices, green roof, and daylight into the building.



Roof equipment screened from surrounding neighborhood.



Typical damaged wood screen around generator and also around trash container.

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Photographs



Flat ballasted roofs and associated flashings/ copings are in good to fair condition. Few fascia and flashing repairs required. Asphaltic material melting throughout and drip along the front canopy fascia onto the masonry cladding.



Skylight leak issues along the main stair. Delamination of glazing from frame and sealant failure.



Landscape is fair condition with overgrown brushes.



Site flat along Pine St. w/ remainder sloping towards south side of the building. Play equipment & Scullin Park used by students but maintained by Parks & Recreation Department. Site surrounded by residential neighborhood.



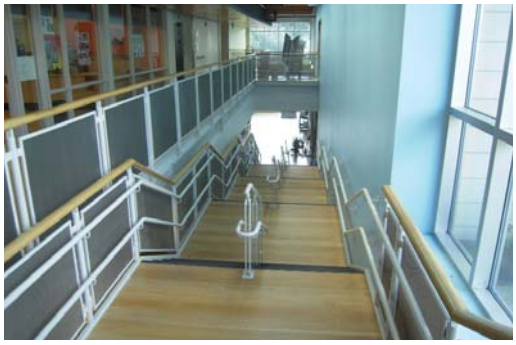
Exterior aluminum hopper windows are in generally good condition. Half of screens missing throughout lower floor level.



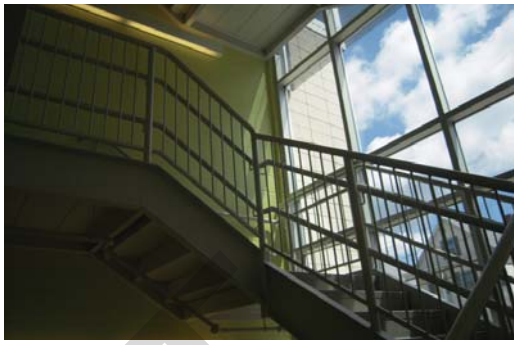
No dedicated storage space in building for exterior equipment. Equipment stored in storage sheds in front and rear of building.

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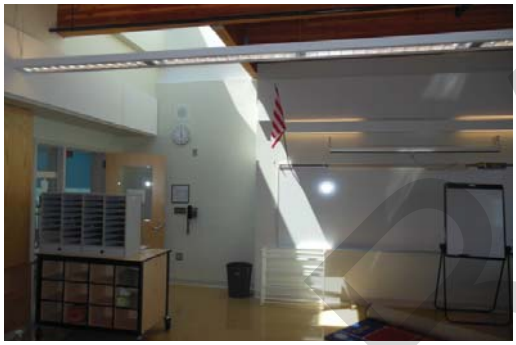
Photographs



View of main stair. Overall newest school in district, built in 2010. Overall in good to excellent condition. Very open with lots of natural daylight.



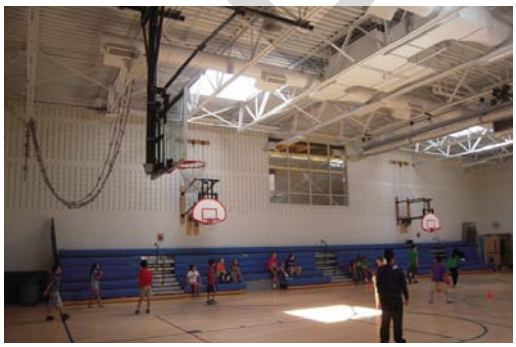
Stairs guardrails appear to meet current building code requirements.



Typical use of daylight through clearstory windows into lower level classrooms.



Typical classroom with exposed laminated wood beams.



Gymnasium well day lit. Gym equipment and finishes in great condition.

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General Building Information

SCHOOL NAME	**Charles W. Morey Elementary School**
SCHOOL ADDRESS	114 Pine Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	550 (2012-13 school year)
NUMBER OF STAFF	90 (2012-13 school year)
ORIGINAL CONSTRUCTION	2009
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**125,000 sf**
SITE AREA FOR BUILDINGS	39,082
SITE AREA FOR PAVING	37,698
SITE AREA FOR PLAYFIELDS	0
SITE AREA FOR OPEN SPACE	25,700
ZONING DESIGNATION	TSF - Traditional Neighborhood Single Family
NEIGHBORHOOD	Highlands

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 3B (per const. docs.)	E	approx. 68405	2 stories, 33'	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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DATE OF REVIEW: 08-02-2013
REVIEWED BY: RA AND DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Formal main entry at Door #1 north side. Main student entry at Door #5 south side. Service entry off west side along Morey Street. Locations have adjacent concrete walkways in good condition. Staff parking capacity is inadequate with overflow parking on Morey Street	No action required.	3	ES	-		
	- Connection to accessible route and accessibility	Entrances noted above flush w/ approach paving and connected to accessible route.	No action required.	-	-	-		
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	(2) parking areas located in front of the main entrance along Pine street. 90 degree parking stall layout. Bituminous paving is in good condition throughout.	No action required.	3	ES	-		
	- Curbing Materials and Wheel Stops	Granite curbing is in good condition. No wheel stops.	No action required.	3	ES	-		
	- Number and size of spaces by type (typical, accessible)	81 total parking spaces including (2) handicapped accessible parking spaces,	No action required.	-	-	-		
	- Parking striping	Striping is in good condition	No action required.	-	-	-		
	- Accessible Parking Signage	Accessible parking signs located at accessible parking areas.	No action required.	-	-	-		
3.	**Vehicular Drop-Off & Pick-Up Areas**							

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A. Site

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	- Locations	Parents drop-off/pick up long wilder street with some drop-off/pick up along the front driveway.	No action required.	-	-	-		
	- Car and Bus Separations	Bus drop-off / pick-up along Morey Street. Students enter through the gymnasium wing. Intended drive way for bused too narrow. Used only during the summer. Service area conflicts with buses.	No action required.	-	-	-		
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-		
	- Traffic Markings and Traffic Signage	Minimal traffic signage - aluminum signs on standard poles or fastened to telephone poles in good condition. No traffic pavement markings.	No action required.	-	-	-		
	- Walkway Materials	Portions of concrete walkways are damaged and cracked along Wilder Street. Concrete walkway spalling along main entrance benches	Repair concrete walkways.	1-3	ES	S	1800 sf	
	- Curb Cuts and Detectable Warning Strips	Curb cuts and detectable warning installed. (1) damaged detectable warning strips along Morey street parking lot entrance	Repair detectable warning strips	2-3	ES	S		Under maint. budget.
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-		
5.	**Fire Department Access**							
	- Locations	Near full building perimeter access to emergency vehicles except for a small section at rear of building. Fire alarm panels located at main entrance	No action required.	-	-	-		
6.	**Service Area**							
	- Paving Materials	Concrete walkway adjacent to service door and remaining pavement asphalt bit. Pavement all in good condition. Curb cut required for deliveries.	No action required.	3	ES	-		
	- Loading Dock or Leveler	No loading dock or leveler. Delivery door at grade in good condition.	No action required.	3	ES	-		

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	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size located by the kitchen door along Morey street. Exterior recycling bins along Morey street. No trash compactor.	No action required.	-	-	-		
	- Protective Bollards	Protective Bollards located by the dumpster and along the main entrance car drop off loop	No action required.	-	-	-		
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	School uses adjacent Sculling park adjacent to the school. Park maintained by Parks and Recreation Department and is not part of this assessment.	No action required.	-	-	-		
	- Accessible route to fields	Accessible route to fields at same grade level between school property and fields	No action required.	-	-	-		
	- Playgrounds	Paved play area between school and Sculling park. Playground equipment in Scullin park.	No action required.	-	-	-		
	- Storage Sheds	One (1) painted steel shed container in northeast area of lot and the other painted steel shed container located by Sculling park in good condition.	No action required.	-	-	-		
8.	**Fencing**							
	- Locations and Materials	Painted chain link fence along the parking lots on Pine street is in good condition. Decorative galvanized fence along the Wilder street and Morey street is in good condition.	No action required.	-	-	-		
9.	**Site Topography**							
	- Characteristics	Partial flat site along Pine Street. Site slopes significantly from high point at north towards south.	No action required.	-	-	-		
10.	**Plantings, Trees and Shrubs**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Locations, Types and Densities	Overgrow brush along Wilder Street, Morey Street against the building's façade on the south side. Grass areas with some trees along the front and rear of building. Lawns typically have a lot of weeds.	Trim shrubs back away from buildings façade and maintain shrub growth throughout. Weed out lawns.	2-3	ES	S		Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Asphalt bit. paved Pre-K and K area courtyard in good condition. Landscape green roof issues with roof leaks according to custodian	Repair required at landscape green roof.	1-3	ES	I	777 sf	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Decorative light pole fixtures along the main entrance drop off loop. Surface mounted light fixtures below entry canopies. Decorative wall pack light fixtures located on building throughout. (2) light pole fixture are not functioning by the main entrance loop.	See GGD electrical report.	-	-	-		
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	3	ES	-		
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-		
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Painted metal benches located by the main entrance appear in good condition. Metal trash bin appears in good condition. Custodian stated that trash bin difficult to empty when it rains	No action required.	-	-	-		

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Bicycle Racks	Galvanized metal bicycle racks damaged.	Repair metal bicycle racks	2	OB	S		Under maint. budget.
	- Flagpoles	Flag pole appears in good condition	No action required.	-	-	-		
16.	**Site Drainage**							
	- Ponding	Recess play area floods when it rains. There is no drainage structure	Re-evaluate drainage solution	2	OB	S		
	- Catch Basins	Several located throughout parking lot. No concerns visible at grade level.	No action required relative to observable portions of structures at grade level.	3-at grade	ES	-		
	- Bio-retention area	None	No action required.	-	-	-		
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-		-
18.	**Other Observations**							
		Wood fencing enclosure around the dumpster and generator are in fair to poor condition. Issue with lack of space for snow removal at parking lots.	Repair and replace sections of damaged areas.	1-2	OB	S	111 lf , 8'-2 high	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer, CMU veneer (both smooth ground face and rough texture) and corrugated metal cladding at stairs appears in good condition. Northeast building corner - exposed foundation insulation, air/vapor barrier exposed to the elements.	Consider re-grading north east building corner to cover and protect insulation and air/vapor barrier.	2-3	ES	S		
2.	**Windows**							
	- Frame Materials	Painted aluminum window and curtain wall systems in good condition.	No action required.	4	N	-		
	- Glazing Type and Color	Insulated double-pane glazing, tinted with low-E coating in good condition. At cafeteria north exterior wall, one insulated unit has failed and is condensing.	Replace cafeteria insulated glass unit.	4	N	S	45" wide x 69" h I.G. unit	
	- Operable sash type and sash hardware	Hoppers with fixed window units above. Several sash locations are missing some segments of integral weatherstripping bulb seals.	Replace missing bulb seals.	4	N	S	Under maint. budget.	
	- Storm Windows and Insect Screens	No storm windows. Few insect screens are damaged.	Repair/replace damaged screens	2-3	ES	S	31 (screens)	
	- Sills	Exterior aluminum sill and interior solid surface sills in good condition.	No action required.	4	N	-		
	- Shades or Blinds	Pull down shades in overall good condition.	No action required.	4	N	-		
3.	**Entrance Systems**							
	- Frame Materials	Curtain wall aluminum. Water infiltration under door threshold damaging VCT tiles and corroding vertical mullion at 5 doors.	Seal thresholds. Verify exterior walkway positive slope away from building.	2-3	ES	S	5 doors	Under maint. budget.
	- Glazing Type and Color	Insulated double-pane glazing, tinted with low-E coating.	No action required.	4	N	-		
	- Door widths & clearances	Doors are typical 3'-0" wide, double doors with proper clearances.	No action required.	4	N	-		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Entry door hardware	Lever type door handles on the exterior side of the door. Panic device hardware on the interior side of the door and closers. Entry door hardware appears to meet current accessibility requirements.	No action required.	4	ES	-		
	- Power operators	None	If future building renovations trigger accessibility code requirements, consider providing power door operators as part of modifications to entry designated as accessible.	-	-	-		
4.	**Exterior Doors**							
	- Materials	Aluminum doors with insulated double-pane glazing, tinted with low-E coating and metal doors	No action required.	4	ES	-		
	- Door widths & clearances	Doors are typical 3'-0" wide proper clearances.	No action required.	4	ES	-		
	- Door hardware	Lever type door handles on the exterior side of the door. Panic device hardware on the interior side of the door and closers. Entry door hardware appears to meet current accessibility requirements.	No action required.	4	ES	-		
	- Overhead or Coiling Doors	None	No action required.	-	-	-		
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Aluminum fascia, soffit/ overhangs and roof coping. Steel roof structure under the main entrance canopy, PreK- canopy and south canopy with exposed corrugated metal panels. All in good condition. Painted exposed steel columns under the main canopy exhibits signs of rust. Roof fascia along north side of classroom block is pulling away and is off of the fastening cleats.	Prime and re-repaint bottom of steel column supports under main entrance canopy. Re-secure north side fascia.	2-4	ES	S		Under maint. budget.
6.	**Sealants & Expansion Joints**							
	- Materials	Sealant material in good condition. Several areas that should have been sealed as part of the original construction were missed - i.e.: control joints along window jambs. At the east side of the entry lobby, the curtain wall sill trim is pitching inwards and there is no sealant installed, allowing water to penetrate to the bldg. interior.	Provide backer rod & sealant at all omitted locations. At lobby curtain wall, revise trim to pitch outwards and install rod & sealant.	1-2	ES	I	50 lf	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat ballast roof - Asphaltic underlayment material melting throughout and drip along the front canopy fascia onto the masonry cladding below. Green roof with planters appears to have a roof leak	Further investigation required to find reason for asphaltic underlayment melting. Repair green roof leak. (see A.11)	2-3	ES	S		Costs under exterior section
	- Roof edges and copings	Metal roof edges are in overall good condition except section is loose along the classroom north side	Re-attached loose metal roof edge to wood blocking	3	ES	S	30 lf	Under maint. budget.
	- Walkway pads	Membrane rubbers appear in good condition. Areas of membrane pads covered by the ballasted stone	None	-	-	-		
8.	**Skylights**							
	- Type (unit or glazed)	Pyramid shaped glazed skylight and vaulted glazed skylight. Glazing sealant and aluminum framing joints are failing. (2) Vaulted skylights exhibit trap condensation between the inner and outer layers. Outer layer not secured to aluminum frame and exposing inner layer to weather at vaulted skylight near administrative office. At typical classroom interior, GWB at sill has minor separation/seaming at sill edge.	Extensive repair required at the (2) vaulted skylights. At typical classroom, repair GWB sill edges as required.	1-3	ES	I	(2) units 672 sf	GWB under maint. budget.
	- Glazing Type	Tinted acrylic glazing.	No action required.	-	-	-		
	- Curbs	Painted asphaltic material appear in overall good condition with exception of the vaulted skylight located by the administrative office which exhibits possible water infiltration.	Investigate admin. area curbs to verify condition and repair as required.	3	ES	I		Costs incl. in above.
9.	**Gutters and Downspouts**							
	- Locations and Materials	Exposed painted roof leaders located at the main entrance canopy steel columns - rusty at base paint cracking and peel off	Re-paint roof leaders.	2-3	ES	L		Under maint. budget.
	- Splash block or tied to storm drainage	None	No action required.	-	-	-		
10.	**Exterior Stairs and Ladders**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Roof aluminum ladders in good condition. Concrete stairs located along Wilder street have cracks and spalling. Also joint sealant failure to adjacent concrete walls	Repair concrete stairs.see (A.4)	2-3	ES	S		Costs under exterior section
11.	**Areaways**							
	- Locations, Materials and Gratings	None	-	-	-	-		
12.	**Decorative Items or Features**							
	- Types and Locations	Sunshade device over windows in good condition. Aluminum school name installed along the cafeteria windows is in good condition	No action required.	4	N	-		
13.	**Other Observations**							
		PK-K courtyard along Morey Street- Protective rubber bumpers have fallen off below aluminum window sills leaving exposed mastic sealant.	Replace missing protective rubber bumpers.	0	OB	I	8" high x 8ft long	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Aluminum curtain wall system vestibules with painted GWB walls. Surface laid carpet mats and VCT floor installed at vestibule appear in fair to good condition. Excessive exterior tracking material appears to be an issue with the surface laid mats.	Consider install recessed aluminum framed entrance mats. Replace damaged VCT at door tresholds	3	2	3	3	-	L	VCT 20 sf	
2.	**Corridors**										
	- Finish Materials	VCT flooring and ACT with exposed structure above in good condition. Painted GWB walls with VCT base. Walls have scuff marks throughout.	Consider applying a stain finish paint system to walls in lieu of existing flat paint system for ease of maintenance.	3	2	3	3	-	-		
	- Lockers	Single tier metal locker 60"x7-1/2" in good condition	No action required.	-	-	-	3	-	-		
	- Transoms & Borrowed Lights	HM Door transom and borrowed lights in good condition	No action required.	-	-	-	3	-	-		
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Doors swing into classrooms - no observed rating, no closers. Doors from corridor to stairs - labeled 3/4-hour fire-rated w/ closers and hold opens and swing is into stairways.	No action required.	-	-	-	-	-	-		
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Doors within corridors are labeled 3/4-hour fire-rated w/ closers, hold opens and exit devices in good condition.	No action required.	-	-	-	-	-	-		
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	(1) recessed and (1) surface mounted high drinking fountain on 1st floor level. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
3.	**Building Signage**										
	- Materials	Plastic signage located adjacent to rooms. Some room signage is missing and is replaced with paper taped typed room signage	Provide professionally made, permanent room signs that comply with MAAB code requirements.	-	-	-	3	-	I		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Code Required	Code compliant	No action required.	-	-	-	-	-	-		
	- Accessibility Compliance	Taped paper signage does not meet MAAB regulations for lettering, braille, contrast and mounting heights.	Provide code compliant room signage	-	-	-	1	-	I		Under maint. budget.
4.	**Stairs & Exits**										
	- Finish Materials	Stairs #3 & #8: Rubber membrane landings, treads and risers in in good condition. Painted CMU walls and ACT ceilings in good condition. Main lobby stair: wood treads finish exhibit some wear.	Refinish wood treads at main stair.	2	3	3	3	ES	L	464 sf	
	- Tread & Riser Height Uniformity & Nosing Compliance	Code compliant	No action required.	-	-	-	-	-	-		
	- Guardrails (height, sphere)	Guardrail height at 42" at landings and at stair runs. Guardrail sphere opening is 4" and does meet current ADA and MAAB regulations.	No action required.	-	-	-	-	-	-		
	- Handrails (height, extensions, profile)	All handrails are 1-1/2 in diameter and 34" in height and does meet current ADA and MAAB regulations.	No action required.	-	-	-	-	-	-		
	- Landing Clearances	Code compliant	No action required.	-	-	-	-	-	-		
	- Minimum Headroom	Code compliant	No action required.	-	-	-	-	-	-		
	- Presence of Storage Beneath	No presence of storage beneath the stairs	No action required.	-	-	-	-	-	-		
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	(2) stops. 3,500lbs - 100 ft/minute. Carpet floor is in good condition. Wood veneer Plam wall and light fixture acrylic ceiling are in good condition.	No action required.	3	3	3	3	ES	-		
	- Chairlift Finish Materials, Platform Size, Clearances	None	No action required.	-	-	-	-	-	-		
6.	**Interior Doors & Sidelights**										

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Materials	Wood flush interior doors. Painted HM frames, sidelights in good condition	No action required.	-	-	-	3	-	-		
	- Door hardware	All interior door hardware lever type handle - code compliant.	No action required.	-	-	-	3	-	-		
	- Door widths & clearances	Door widths and clearances appear to be generally code compliant.	No action required.	-	-	-	-	-	-		
	- Door Thresholds	No action required.	No action required.	-	-	-	-	-	-		
7.	**Kindergarten Classrooms**										
	- Finish Materials	Painted GWB walls and VCT floor are in good condition. Exposed wood beams and painted acoustical metal deck. Portion of room has ACT ceiling	No action required.	3	3	3	3	-	-	-	
	- Casework & Cubbies	Wood veneer cubbies appear in good condition. Wheel roll wood veneer wardrobe in good condition.	No action required.	-	-	-	3	-	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	3	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projections screens and ceiling mounted projector.	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Epoxy flooring. Fiberglass reinforced panel wall system. Vinyl base is peeling off the wall and missing throughout. ACT ceiling appears in good condition.	Patch and repair areas of vinyl base delamination.	3	3	3	3	N	S	100 lf	
	- Plumbing Fixtures	Code compliant sink and toilet.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	-	-	-	
	- Accessories	Toilet paper dispenser, toilet grab bars.	See below.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant with exception of accessory heights. Paper towel and soap dispenser appears mounted too high.	Relocate accessories to compliant height.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	Painted GWB walls and VCT floor are in good condition. Exposed wood beams and painted acoustical metal deck. Portion of room has ACT ceiling.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer built in cabinets and shelving below are in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	3	ES	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projections screens and ceiling mounted projector.	No action required.	-	-	-	-	-	-		
10.	**Science Classrooms**	No dedicated science classrooms - see entries for general purpose.									
11.	**Art Classrooms**										
	- Finish Materials	Painted GWB walls and VCT floor are in good condition. Exposed wood beams and painted acoustical metal deck. Portion of room has ACT ceiling	No action required.	3	3	3	3	-	-		
	- Casework	Wood veneer built in cabinets and shelving below are in good condition.	No action required.	-	-	-	3				

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				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	3				
	- Sinks	Code compliant with proper forward approach clearances. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures perpendicular to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screen and ceiling mounted projector.	No action required.	-	-	-	-	-	-		
	- Kilns	None	No action required.	-	-	-	-	-	-		
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-		
12.	**Technology Clsrms.**										
	- Finish Materials	Painted GWB walls and VCT floor are in good condition. Exposed wood beams and painted acoustical metal deck.	No action required.	3	3	3	3	-	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	3	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screen and ceiling mounted projector.	No action required.	-	-	-	-	-	-		
	- Other										

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2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
13.	**SPED Classrooms**	No dedicated SPED classrooms - see general purpose classrooms.									
14.	**SPED OT/PT**										
	- Finish Materials	Painted GWB walls and VCT floor are in good condition. Exposed wood beams and painted acoustical metal deck.	No action required.	3	3	3	3	-	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Apparatus	Swing set on movable metal set floor supported.	No action required.	-	-	-	-	-	-		
	- Overhead Supports	None	No action required.	-	-	-	-	-	-		
	- Divider Curtains	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms - see general purpose classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Finished hardwood strip flooring, resilient base, GWB partitions and ceilings all in good condition. Exposed steel rod & turnbuckle finish in good condition. Vented base in fair condition w/ some segments loose.	Resecure all loose vented wall base segments.	3	3	3	3	ES	S	100 lf	

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SCHOOL NAME: Morey Elementary School

DATE OF REVIEW: 08-02-2013
REVIEWED BY: RA AND DH

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Theatrical Lighting	Limited to track spot lights at proscenium opening. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	Fire-retardant proscenium curtain only and in good condition.	No action required.	-	-	-	3	-	-		
	- Rigging	None	No action required.	-	-	-	-	-	-		
	- Stage Accessibility	Stage accessed by ramp along north exterior wall. Slope appears to meet MAAB regulations. Ptd. steel handrails compliant and in good condition.	No action required.	-	-	-	-	-	-		
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Painted GWB walls, VCT floor and ACT ceiling are in good condition.	No action required.	3	3	3	3	-	-		
	- Acoustical Treatments	None	-	-	-	-	-	-			
	- Casework	None	No action required.	-	-	-	-				
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed parabolic light fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	Projection screen and ceiling mounted projector	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Practice Rooms	None	No action required.	-	-	-	-	-	-	-	
20.	**Media Center**										
	- Finish Materials	VCT flooring, resilient base, GWB partitions and exposed wood structural deck and long-span engineered wood beams all in good condition. 2x4 ACT ceiling at lower clg. height in fair condition w/ several tiles water stained at north. Ptd. steel columns and turnbuckle rods in good condition. Fabric-wrapped wall and ceiling acoustical panels in good condition.	After addressing leak sources, replace water damaged ACT to match existing.	3	3	2	3	ES	S	-	Under maint. budget.
	- Stacks	Finished wood veneer stacks w/ solid hardwood edges in good condition.	No action required.	-	-	-	3	-	-	-	
	- Carrels	No carrels. Wood tables & chairs in good condition. Built-in veneer hardwood bench seating in good condition.	No action required.	-	-	-	3	-	-	-	
	- Shelves	Finished wood veneer shelving at east wall perimeter in good condition.	No action required.	-	-	-	3	-	-	-	
	- Circulation Desk	Veneer hardwood w/ plastic laminate countertop in good condition. 32" height is MAAB compliant.	No action required.	-	-	-	3	-	-	-	
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	3	-	-	-	
	- Workroom / Staff Areas	None. Southeast area of library also serves as science area.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Single pendant light fixtures at high ceiling and recessed 2x4 flush lense fixtures on occupancy sensors. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Stripped wood athletic floor in good condition. Painted CMU walls with corridor borrowed lights from 2 floor. Exposed metal deck ceiling with (4) skylights	No action required.	3	3	3	3	-	-	-	
	- Wall Pads	Continuous six-foot high wall pads located on three sides of the gym, except where gym bleachers are located all in good condition. (1) pad is not secured to wall due to damaged support behind it.	Repair damage wall pad support.	-	-	-	2	ES	I	1 pad	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Acoustical Treatments	Slotted CMU wall.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Backstops	Protective pad has fallen off.	Re-install protective pad.	-	-	-	2	ES	I	-	Under maint. budget.
	- Scoreboard & Time Clocks	Scoreboard with LED display game clock, home score, visitor score, player and fouls display	No action required.	-	-	-	-	-	-	-	
	- Bleachers	Plastic 6-tier pull out bleachers are in good condition and appear to meet current ADA requirements.	No action required.	-	-	-	-	-	-	-	
	- Dividing Curtains	Roll-up dividing mesh diving curtain hung from gym roof truss	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	Rock climbing in working condition	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Surface mounted to the bottom of steel joists. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker areas bathrooms.									
26.	**Cafeteria**										
	- Finish Materials	VCT flooring & finishes of exposed steel columns, turnbuckles, structural deck and long-span steel joinst all in good condition. GWB partitions and resilient base in fair to good condition w/ some surface damage & paint wear. Some base sections loose. Fintube radiation covers have worn paint. One electrical floor box cover outlet cover missing.	Maintenance - prep & paint GWB partitions and fintube covers. Resecure resilient base. Replace floor box cover.	3	2	3	3	N	L		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Single pendant fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring, resilient base, FRP wall panels & 2x4 scrubbable ACT all in good condition.		3	3	3	3				
	- Overhead or Counter Doors	Recessed, coiling overhead door was in raised condition and operation not observed. No issues reported.	No action required.	-	-	-	3	ES	-		
	- Serving Line Circulation Pattern	Central entry through overhead door w/ exit doors flanking. No concern reported.	No action required.	-	-	-	-	-	-		
	- Equipment Visual	Equipment appears in good condition. No operation observed. No concern reported.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Teacher Dining - VCT flooring, resilient base, GWB partitions and exposed wood structural deck, long-span engineered wood beams & exposed stl. beam finish all in good condition. 2x2 ACT ceiling at lower clg. height in good condition. Minor GWB damage at stl. beam penetrations at partitions. Teacher Workroom - same material but no wood structure.	Teacher Dining - Provide soft joint around stl. bm. penetrations & repair GWB.	3	3	3	3	ES	L		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Teacher Dining - Hardwood veneer base and wall cabinets w/ hardwood edges and plastic laminate countertop in good condition. Teacher Workroom - base cabinets & mail slots in good condition.	No action required.	-	-	-	3	-	-		
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	3	-	-		
	- Sinks	Code compliant w/ knee space. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
	- Light Fixture Types and Layout	See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-		
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, resilient base, GWB partitions and 2x4 ACT ceilins all in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Hardwood veneer base and wall cabinets w/ hardwood edges and plastic laminate countertop in good condition.	No action required.	-	-	-	3	-	-		
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	3	-	-		
	- Sinks	Code compliant with proper forward approach clearances. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. Report	
	- Light Fixture Types and Layout	See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	Dual-zone mesh & fabric curtains on clg. surface-mounted tracks in good condition.	No action required.	-	-	-	3	-	-		
30.	**Admin. Office Area**										

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	VCT flooring, resilient base, GWB partitions & soffits and 2x4 ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Reception desk is veneer hardwood w/ plastic laminate countertop in good condition. MAAB compliant transaction counter area provided.	No action required.	-	-	-	3	-	-		
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	3	-	-		
	- Entry Door Intercom	System present. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Reception/Waiting	Same materials and conditions above.	No action required.	3	3	3	3	ES	-		
	- Conference	Same materials and conditions above.	No action required.	3	3	3	3	ES	-		
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-		
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	VCT flooring, resilient base, GWB partitions & soffits and 2x4 ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	3	-	-		
32.	**SPED Office Areas**										
	- Finish Materials	Painted GWB walls and VCT floor are in good condition. Exposed wood beams and painted acoustical metal deck. Portion of room has ACT ceiling.	No action required.	3	3	3	3	ES	-		
	- Casework	None	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Visual Display Surfaces	Tack boards and marker board in good condition.	No action required.	-	-	-	3	-	-		
33.	**Student Toilets**										
	- Finish Materials	Epoxy flooring. Fiberglass reinforced panel wall system. Vinyl base is peeling off the wall and missing throughout. ACT ceiling appears in good condition	Patch and repair areas of vinyl base delamination	3	3	3	3	N	S	192 lf	
	- Toilet Partitions	Phenolic partitions appear in good condition	No action required.	-	-	-	3	-	-		
	- Plumbing Fixtures	Code compliant sink and toilet.	No action required.	-	-	-	3	-	-		
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	-	-		
	- Accessories	Toilet paper dispenser, paper towel and soap dispense. Toilet grab bars.	No action required.	-	-	-	3	-	-		
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-		
34.	**Staff Toilets**										
	- Finish Materials	Epoxy flooring. Fiberglass reinforced panel wall system. Vinyl base is peeling off the wall and missing throughout. ACT ceiling appears in good condition	Patch and repair areas of vinyl base delamination	3	3	3	3	N	S	84 lf	
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-		
	- Plumbing Fixtures	Code compliant sink and toilet.	No action required.	-	-	-	3	-	-		
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	-	-		
	- Accessories	Toilet paper dispenser, paper towel and soap dispense. Toilet grab bars.	No action required.	-	-	-	3	-	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant	No action required.	-	-	-	-	-	-		
35.	**Storage**										
	- Finish Materials	Painted CMU/GWB walls and concrete floor. ACT ceiling. Some storage rooms have exposed ceiling structure. Storage Rm. 204 has damaged CUH cover.	Replace CUH cover.	3	3	3	2	ES	L	1CUH cover	Under maint. Budget.
	- Built-In Storage	None, free standing metal storage shelving	No action required.	-	-	-	-	-	-		
36.	**Mechanical & Service**										
	- Finish Materials	Painted CMU walls, concrete floor, exposed ceiling structure finish all in good condition. Receiving Room 203 epoxy floor damaged near exterior dr. threshold from water intrusion.	Repair threshold to stop water intrusion & patch epoxy floor.	2	3	3	3	ES	S	-	Under maint. Budget.
	- Sinks	Custodian sink. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	-	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Free standing metal storage shelving in good condition.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	4" high concrete equipment pads located underneath all mechanical equipment in good condition.	No action required.	-	-	-	3	-	-	-	
37.	**Controls**										
	- Height (accessibility)	All items code compliant.	No action required.	-	-	-	-	-	-	-	

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MOREY ELEMENTARY SCHOOL

Date of Review: Thursday, July 11, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Morey Elementary School (#16), located in the Highlands neighborhood of Lowell, was completed in 2009. The facility, built on a sloping site, is comprised mainly of a two-story building volume, plus a small one-story portion, with a floor area of approximately 75,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 2009 Age of Building: 4 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S0.01-04, S1.11 - S1.14,S2.01, S3.01 - S3.03, S4.01, S4.02 (Mar 2, 2007) Contractor: CTA Construction Company, Inc. Applicable Building Code: MA State Building Code - 6th Edition (effective February 28, 1997)
3.	**Renovations:** None to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on a sloping site, is comprised mainly of a two-story building volume, plus a small one-story portion, with a floor area of approximately 75,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, retaining walls, and concrete slab on grade at First and Second Floors; structural steel - round and square HSS columns, wide flange and HSS beams; glued laminated beams; open web steel joists and longspan steel joists; reinforced CMU walls at Gym, elevator shaft, and enclosed stairs; normalweight concrete with acoustical cellular steel deck at 2nd Floor; tongue and groove laminated wood deck with plywood top at roof; acoustical steel roof deck at Gym; and wide-rib steel roof deck. Lateral force-resisting system is typically vertical-plane diagonal bracing (steel rods and square HSS) with floor and roof diaphragms. Exterior cladding is typically brick and CMU veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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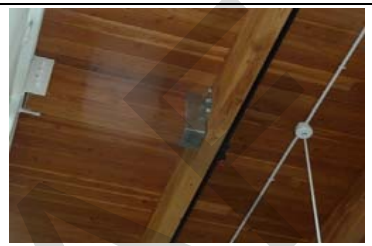
MOREY ELEMENTARY SCHOOL

Date of Review: Thursday, July 11, 2013.

Condition Legend
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1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Delamination in Glued Laminated Beams: There are a number of beams where delamination between the individual laminated wood pieces is evident. The cause of this condition is not known, but it may be due to the ambient conditions surrounding these beams, the type of glue used in the manufacturing process, and applied hanging loads. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	b.	Roofs: A number of roof leaks have been reported at this facility and there is evidence on the ceiling tiles below the flat roofs. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

MOREY ELEMENTARY SCHOOL

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2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size. Service is protected by a double check valve assembly. There is a 500 GPM electric split case fire pump in the pump room.	3	N	N/A	Equipment is in good condition.	 	SJM
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		SJM
4.	**Misc Fire Protection**	Fire department connection is a (3) 2-1/2" & (1) 4" with caps.	3	ES	N/A	None	 	SJM

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MOREY ELEMENTARY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Sprinklers**	Sprinklers are pendant type with escutcheon in finished ceilings and uprights in space without ceilings.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.	 	SJM
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a meter. There is a reduced backflow preventer for make-up water. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	3	ES	N/A	None	  	SJM

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by a 300 gallon gas fired water heater; PVI - Turbopower with 600,000 BTUH input. Hot water distribution is circulated throughout building. Mixing valves to maintain water temperature to Kitchen/Cafeteria & building fixtures. Piping is copper tubing with sweat joints. Piping is insulated.	4	ES	N/A	None	  	SJM
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None		SJM

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition. Storm water at front canopy is fed to down spouts and led to below grade.	3	ES	N/A	Clear any debris around roof drain domes.	 	SJM

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MOREY ELEMENTARY SCHOOL

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building (Bldg built 2009). Water closets are wall hung with manual flush valves. Urinals are wall hung with manual flush valves. Lavatories are wall hung vitreous china with metering faucet types. Classroom sinks are single and double bowl stainless sinks with gooseneck faucets. Electric water coolers are wall mounted. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Kitchen fixtures are in good condition. Dish machine is not in use.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	   	SJM
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, and kitchen equipment. Piping is black steel with welded and threaded joints, depending on pipe size.	3	ES	L	System appears to be in working order.		SJM
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two gas fired cast iron sectional hot water boilers. The boilers were installed in 2008 and appear to be in in good condition. The boilers were manufactured by Burnham (Model V9AV11 with Powerflame burners, 3680 MBH input and 2957 MBH output). Hot water is distributed by a primary-secondary pumping distribution system. The primary boiler circulator pumps are inline pumps that were installed in 2008 as manufactured by Armstrong (115 GPM @ 25 ft. head). Hot water is distributed to building heating equipment and air handling systems by two (2) end suction hot water pumps (Armstrong 310 GPM @ 80 ft. head, 15 HP motors with VFD drives). The pumps and hot water system accessories (expansion tank, shot feeder, and air separator) appear to be in good condition. The hot water boiler loop is designed for 30% prop. glycol and the system has an automatic glycol feed unit installed. The boilers are vented to a common steel breeching system which terminates above the roof.	3	ES	L	Recommend continued preventative maintenance for boilers, pumps, and water/glycol treatment for hot water loop.	    	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	There is no central chiller cooling plant for the building. The majority of the building is air conditioned by rooftop air handling units with split system air cooled condensing units. The administration office area is air conditioned by a packaged DX rooftop unit. The Music room and some Kindergarten classroom units are air conditioned by an indoor AHU with split system condensing unit. There are two (2) split system ductless AC units with roof mounted air cooled condensing units (manufactured by Sanyo Model PACi - C2672R). In general, the air cooled condensing units appear to be in very good condition. Refer to air handling unit section for additional information.	3	ES	L	Repair RTU-1's air cooled condensing unit ACCU-1.	  	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The building is primarily heated, ventilated, and air conditioned by rooftop air handling units. The majority of rooftop units have supply and return fans, hot water heating coil with piping enclosure, and direct expansion (DX) cooling with remote air cooled condensing units located adjacent to the units. The rooftop units were installed circa 2008 and appear to be in good condition. The rooftop units are located in three clusters within architectural enclosures. RTUs and condensing units are manufactured by Trane. RTU data collected is as follows: RTU-1/ACCU-1 - 8400 CFM serves the Gymnasium; RTU-2/ACCU-2 - 4200 CFM serves the Media Center/Computer Lab; RTU-3/ACCU-3 - 4920 CFM; RTU-4/ACCU-4 - 5000 CFM serves Classrooms; RTU-5/ACCU-5 - 4360 CFM serves Classrooms; RTU-6/ACCU-6 4016 CFM serves Classrooms; RTU-7/ACCU-7 - 4170 CFM serves Kindergarten; RTU-8/ACCU-8 - 4070 CFM; RTU-9/ACCU-9 - 5400 CFM; RTU-10 - 3760 CFM Packaged Gas Fired/DX RTU serves Admin Area; RTU-11/ACCU-10 - 2340 CFM serves Science & Teachers Dining. There is also a 4070 CFM Rooftop gas fired Heating & Ventilation unit (HV-1) that serves the Kitchen. There is an indoor air handling unit with hot water heating and split DX cooling that serves the Music & Kindergarten classrooms. The unit is located in the mechanical room and is manufactured by Trane (Model MCC - 2740 CFM), and is connected to a roof mounted air-cooled condensing unit (ACCU-11).	3	ES	L	Recommend general preventative maintenance for RTUs, AHUs, and HV units including filter changes, belt changes, inspection of refrigeration systems, and gas-burners for HV-1 and RTU-10. During the time of our visit RTU-1's associated condensing unit ACCU-1 was not operating and the Gymnasium was not being air conditioned; therefore ACCU-1 should be repaired. The roof panel of HV-1 unit is failing and should be re-painted to stop unit corrosion. A condensate drain p-trap should be installed for RTU-7's cooling coil drain pan; currently excess condensate is pouring directly off roof curb and could potentially leak through the curb and into the building. All air cooled condensing unit refrigeration piping insulation should be re-painted with UV resistance paint as the existing paint covering is failing.	   	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	The majority of classrooms are heated, ventilated, and air conditioned by rooftop air handling units. Rooms with exterior walls typically are provided with fin tube radiation heating. Entryway and stairwells are typically heated by hot water cabinet unit heaters. In general, terminal heating equipment is in good condition.	3-4	ES	L	Recommend cabinet unit heaters receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans.	  	DP
5.	**Exhaust Systems**	Building restrooms and the kitchen hood are exhausted by roof mounted exhaust air fans. Exhaust air fans appear to be in very good condition.	3	ES	N/A	Recommend exhaust fans are maintained; fan belts should be inspected and changed as required, and fans should be lubricated.	 	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	Hot water supply and return piping and refrigeration piping appears to be in very good condition.	3	ES	L	Recommend repair and re-painting outdoor roof mounted refrigeration piping insulation. Maintain chemical water treatment for hot water system.	   	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building HVAC systems are controlled by a direct digital (DDC) automatic temperature control system. The control system was manufactured by Automated Logic Corporation and installed by Yankee Technologies. It is our understanding that the ATC control system is connected to the city wide building energy management system.	3	ES	L	Recommend continue preventative maintenance for ATC control components, replace valve and damper actuators as required.	 	DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1600 Amp, 277/480 Volt, 3 Phase, 4 Wire and is in good condition. The equipment is manufactured by Square D and is locted on the first floor.	4	N	N/A	The equipment was installed during the 2009 construction.		AD

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders, sub panels, and motor control center are in good condition.	4	N	N/A	The system is functional and well maintained.		AD
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits appear to be segregated by load type such as lighting, HVAC, receptacles, etc.	4	N	N/A	Appears to be enough receptacles through the school.		AD
4.	**Interior Lighting**	Classroom lighting consists of pendant indirect/direct fixtures with fluorescent lamps. Gym fixtures are 2' x 4' with (8) fluorescent lamps. Cafeteria fixtures are high bay pendants. Also, corridor lighting consists of downlights and wall mounted fixtures. Most of the lamps appear to be T5 type with electronic ballasts.	3	ES	L	Recommend to install daylight harvesting dimming controls.	   	AD

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
								AD
5.	**Exterior Lighting**	Exterior lighting consists of Metal halide decorative poles 25' poles for parking area and 12' pedestrian height poles for walk ways. There are also building mounted metal halide lighting ,as well as, under canopy lighting that is in good condition and suitable for its use. Egress doors also contain the code requried lighting.	3	ES	L	The system is functional and well maintained. No issues reported by the custodial staff.Recommend installing LED lighting.	  	DMP
6.	**Emergency Power**	An outside Caterpillar 175 KW generator serves emergency, optional standby loads and fire pump. GGD was told that the prime mover fuel is diesel.	3	ES	N/A	The hood fence around the outside generator was broken.	 	AD

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E. FP/P/H/E

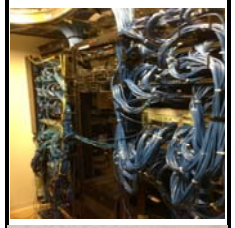
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	N	N/A	The system is functional and well maintained. No issues reported by the custodial staff.		AD
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant. The main control panel is an FCI Gamewell E3 series with voice evac. The school contains detection devices in egress paths for early warning which is beyond what is required by code.	3	N	N/A	The system is functional and well maintained. No issues reported by the custodial staff.	 	DMP
9.	**Security System**	There is an aiphone video intercom system at the main entrance with the video monitor master station wall mounted at the admin desk, the system is in good condition. There is a CCTV system with Bosch cameras and a Bosch DVR DIVAR system that is coax based and is being recorded locally. The building also contains an instrusion system that consists of door contacts, motion sensors, and keypads.	2	ES	L	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access as a long term solution. The custodial staff did state that the time is incorrect on the instrusion system and did not know how to correct it. This should be corrected asap as any events recorded in the system will show the incorrect time.	 	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	The paging/intercom system are functioning properly. The head end equipment is located in the Head End room. The clock system is functioning properly with the exception to two or three clocks that have been problematic according to the custodial staff. The paging system is a Rauland Telecenter and is integrated with an NEC telephone system.	3	ES	L	The systems appear to be well maintained and functioning properly. No issues reported from custodial staff with expception to the two or three clocks that should be addressed.	 	DMP
11.	**Data Systems**	The data system consits of Cat6 data cable. A/V cabling is installed in every classroom for ceilign mounted projectors. Many classrooms have been upgraded to interactive whiteboards with ultra short throw projectors or ultra short throw interactive projectors. During the walk thru it was noted that in the head end room the sound system over-ride cable was left unterminated, meaning that an emergency page may not over ride a local sound system. many of the strain releif bars on the data racks are over loaded and broken under the weight of the cables. The data jacks are not labled throughout the building.	3	ES	L	The unterminated sound system ovder-ride cable should be looked into as a short term item, strain releif bars should be replaced and we would recommend the data jacks be labelelled. With exception to the above deficiencies the system is in good working order and no major upgrades need to be made to the system in the short term.	  	DMP

DRAFT

8 Charlotte M. Murkland Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site with minor slopes shared with baseball fields, basket basketball courts and other play areas maintained by the recreation department; residential neighborhood to the north; North Commons open spaces to the east, south and to the west.
- Tight site; limited buildable area
- Bus drop-off / pick-up at north; issue with student discharge into traffic due to the one way loop, students enter building from main entrance.
- Parking is limited due to site constraints and is shared with student play area

Surfaces and Features:

- Concrete and bituminous paving surfaces. Play areas in the Commons are shared by the students;
- Concrete curbing is in fair condition in many places and should be repaired and/or replaced
- Apparent site drainage issue at the entrance road when the only existing catch basin gets clogged up
- Concrete vehicular bollards in fair to poor condition and should be repaired.
- Concrete light poles are in good to fair condition and should be repaired.
- Replace respective broken concrete light pole lamps.
- Masonry bench is in fair condition and should be repaired
- Parking stripping is non-existing; stripe paint entire area.

Building Exterior

Exterior Wall and Canopies:

- Exterior windows appear to be in good to fair condition; plastic glazing should be replaced.
- All exterior door hardware is in fair condition and should be replaced.
- Exterior HM frames and doors in fair to poor condition and should be replaced
- Brick masonry appears to be in good condition; moisture stains should be cleaned on brick masonry; adjacent overgrown brush/trees should be cut back and roof water diverters added

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Summary Narrative

- Top portion of masonry screen wall at the service entrance is in poor condition and should be repaired.
- Inadequate site lighting on the west side
- Steel framed structures at main entrances in good to fair condition and require painting.

Roof:

- Flat roofs and associated flashings/copings are in poor condition and require replacement
- Sloped metal roofs are in good to fair condition, repairs required in some areas.
- Fence-type snow guards generally in good condition. Some damaged/removed by snow and ice and should be replaced
- Sloped skylight is in fair to poor condition and should be replaced

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Ceramic tile wainscot in corridors appears to be in good condition
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Carpet is in fair condition and should be replaced in some areas
- VCT in fair to good condition – replace damaged tiles in many locations.
- Rubber floor in fair to good condition and should be replaced in some areas.
- Gymnasium synthetic flooring in fair condition and should be replaced short term
- Walk off mats are in poor condition and should be replace
- Plastic laminate casework and hardware is in good to fair condition requiring minor repairs; does not meet current ADA/MAAB requirements in some locations
- Wood interior window sills are in good condition

Openings:

- Interior doors and hardware are in good to fair condition and require repair and/or replacement in some locations
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in some locations

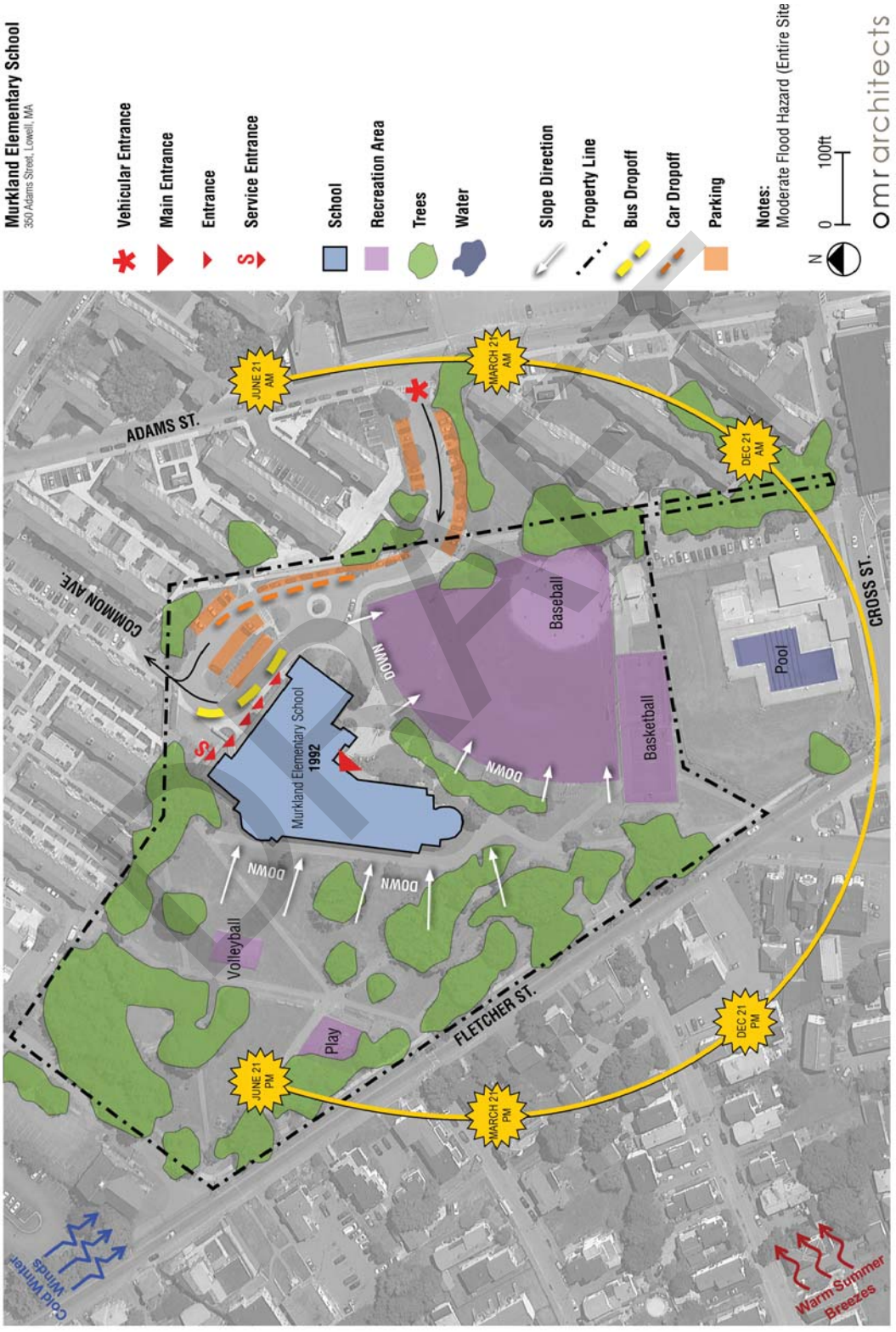
Vertical Circulation:

- Elevator is in good condition
- Stairs guardrails do not meet current building code and should be painted if retained
- Access to stage in cafetorium does meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

DRAFT

Site Analysis Graphic



Photographs



Main entrance doors are flush at grade level and are fully accessible.



Bus drop-off / pick-up issue with student discharge into traffic due to the one way loop road configuration.



Polycarbonate glazing should be replaced with insulated units.



Sealants at window and door openings have reached or exceeded life expectany and need replacement.



Masonry screen wall at the service area is greatly damaged and imploding from the top.



Adjacent overgrown vegetation should be removed from brick veneer. Humidity and stains are potential issues.

DRAFT

Photographs



Concrete light bases are in poor condition.



Exterior hollow metal frames and doors in fair to poor condition.



Parking stripping is non-existing.



Roof and snow guards damaged apparently by snow and ice built up.



Sloped skylight is in fair to poor condition with sealant and gasket failures.



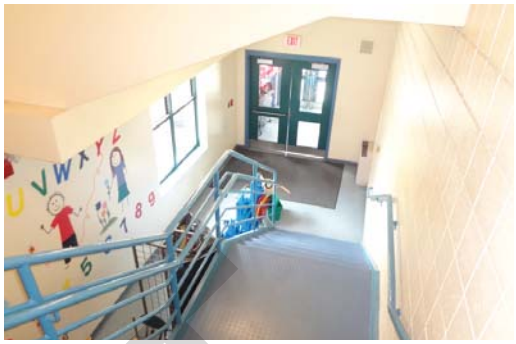
Bright and inviting main lobby and stair case.

DRAFT

Photographs



Sagging and damaged ACT systems throughout the school.



Stairs guardrails appear not to meet current building code requirements.



Typical corridor with double tier metal lockers in good condition.



Typical VCT flooring condition on first floor with excessive slab moisture/water issues.



Gymnasium synthetic flooring in fair condition and should be replaced short term.



Plastic laminate countertop delamination and hardware failures occur sporadically throughout the building.

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General Building Information

SCHOOL NAME	**Charlotte M. Murkland Elementary School**
SCHOOL ADDRESS	350 Adams Street, Lowell, MA 01851
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	506 (2012-13 school year)
NUMBER OF STAFF	approximately 50 (2012-13 school year)
ORIGINAL CONSTRUCTION	1993
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**405,779 sf**
SITE AREA FOR BUILDINGS	36,115
SITE AREA FOR PAVING	42,000
SITE AREA FOR PLAYFIELDS	87,075
SITE AREA FOR OPEN SPACE	240,589
ZONING DESIGNATION	UMF - Urban Neighborhood Multi-Family
NEIGHBORHOOD	The Acre

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2C (per construction documents)	E	60,100	2 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Murkland Elementary School

DATE OF REVIEW: 07-02-2013
REVIEWED BY: RA AND DH

Condition Legend	Age Factor	Action Priority
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3 - Good - Functional & Maintained		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance on the east side by the administrative offices. Service entrance on the north side. Currently students discharge thru doors.	No action required.	-	-	-	-	
	- Connection to accessible route and accessibility	The original code construction documents indicate that the individual Kindergartens doors are considered secondary exits. Possible accessibility code violation due to the existence of concrete steps.	If future building renovations trigger accessibility requirements, modify at least one entrance to be made accessible via a ramp.	-	-	-	-	Costs carried under renovation estimate.
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Not enough parking capacity. Angle parking along the only entrance road to the school and in front of the kindergarten wing. Parallel parking along road. Asphalt pavement with sections in need of new pavement. Mainly in front of the kindergarten wing and along the entrance road.	Repair and replace respective sections of asphalt pavement.	2	ES	S	18500 sf	
	- Curbing Materials and Wheel Stops	Vertical granite curb throughout. Damaged of curbing along parking space by kindergarten wing.	Replace sections in kind.	2	ES	S	100 lf	
	- Number and size of spaces by type (typical, accessible)	Hard to determine number. Parking striping has faded away	Repaint striping at all parking	2	ES	S	-	Under maint. budget.
	- Parking striping	parking stripping is faded away	Repaint striping at all parking	2	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	total of (1) in front of the kindergarten wing	No action required.	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off/Pick up areas occurs by the kindergarten wing road loop.	No action required.	-	-	-	-	
	- Car and Bus Separations	Big issue in the morning and afternoon hours due to one single loop road.	Review alternative loop road configuration.	-	-	I	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Bus drop off occurs into traffic lane on the single loop. Bus exit through Common Ave. Safety issues with bus discharging student into traffic lane	Review alternative bus drop drop-off location.	-	-	I	-	
	- Traffic Markings and Traffic Signage	Pedestrian walkway crosses and vehicular direction arrows painting stripes are "cracking". (1) vertical sign by the single loop drop off indicating buses and cars	Repaint striping at all parking	2	ES	S	-	Under maint. budget.
	- Walkway Materials	Concrete patio and walkways front of school and along entrance road. Portions of concrete walkways are damaged and cracked. Asphalt walkways behind school on the west side.	Repair concrete walkways.	2	ES	S	800 sf	
	- Curb Cuts and Detectable Warning Strips	Curb cuts appear in good condition. Detectable warning strips are non existent.	If future building renovations trigger accessibility requirements, recommend installation of detectable warning strips at on-site curb cuts.	-	ES	-	-	Costs carried under renovation estimate.
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Full perimeter access however limited due to possible congestion due to the single loop road configuration	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Concrete walkways adjacent to building. Road asphalt pavement. Appear in good condition	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	No loading dock. Level concrete pavement in good condition	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(1) of each. Paper and cardboard recycling only. Recycle picked up weekly. Trash picked up daily. No trash compactor	No action required.	-	-	-	-	
	- Protective Bollards	(2) by the gas meter appear in good condition	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Maintained by Parks and Recreation Department	No action required.	-	-	-	-	
	- Accessible route to fields	Directly from the school main entrance patio via a concrete stair with some concrete chipping. Code compliant	Repair concrete stair	2	-	S	300 sf	
8.	**Fencing**							
	- Locations and Materials	Transformer 6ft chain link fence enclosure adjacent to service area and chain link separating playfields from school site and adjacent neighborhodd housing. Good condition. School has requested that a perimeter fence be installed along the back/park side of the bldg. to deter vandalism.	No action required. LPS to consider school request for additional fencing.	3	-	-	-	
9.	**Site Topography**							
	- Characteristics	Relatively flat with gentle slopes on the east, south and west of the school.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Types and Densities	shrubs very dense by cafetorium/kitchen area and library. Tall trees on east side by the classroom wing. Moisture and stain to building masonry and windows	Cut back adjacency of shrubs and trees limbs to building.	2	-	L	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Large concrete patio by building main entrance with curved, damaged brick seating area.	Repair damaged bricks and chemically wash brick and precast cap at curved seating area.	2	-	S	clean 100 sf, repair 100 sf brick & replace 20 sf precast	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Large stress fractures on (1) concrete light pole base by building main entrance. Replace all (3) broken lenses. Tall pole light fixtures along acess road to school. Lenses are very "hazed". Also see elect. system report.	Replace concrete base. Replace lenses on all wall pack light fixtures.	0	OB	I	concrete base 4 sf	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Gas meter, transformer, electricity. No issues reported regarding utilities.	No action required.	3	ES	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-	-	
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	Front of main building entrance. Good condition. Plastic base cover is damaged.	Replace base w/ aluminum base.	2	ES	S	1 base	
16.	**Site Drainage**							
	- Ponding	Occurs when the catch basin by road entrance gets clogged. School noted ponding also at area to west of flagpole at concrete to grass because of improper grading.	Consider adding overflow catch basin. Regrade near flagpole to eliminate ponding.	2	OB	S	-	Under maint. budget.
	- Catch Basins	Located by drop-off/pick up road loop and road entrance.	No action required.	-	-	-		
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-	-	
18.	**Other Observations**							
		Soil erosion by the accessible stair from school to the lower baseball field. Run off of mulch adjacent to the building to concrete walk ways and around flag pole.	Re-divert water run off to prevent soil erosion. Provide edging material to contain mulch material.	0	-	I		Under maint. budget.

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick Veneer. There are numerous areas of moisture stains due to roof water run off and overgrown shrubs and tall trees in close approximity. Locations: main entrance low roof. Classroom wing east side. By the media center and behind the kitchen area. Masonry screen wall at the service area is greatly damaged and imploding from the top. There is evidence of wall infiltration.	Cut back tree limbs and shrubs. Install roof drainage diverters. Top of service entrance screen wall needs to be replace and re-built with flashing and anchors.	2	OB	I	clean brick 3,500 sf. rebuild service wall 190 sf	
2.	**Windows**							
	- Frame Materials	Painted aluminum frame. Glazing sealant and sealant around brick openings show signs of aging	Removal and recaulking expected short term.	2	ES	S		See entry under sealants below
	- Glazing Type and Color	Insulated tinted double glazed. 60+/- individual glazing units have been replaced with single panes of polycarbonate panels and plywood due to vandalism. Loss of thermal value and poor light transmittance indoors	Replace with tinted insulated glass to match other intact windows.	1	OB	I	1080 sf	
	- Operable sash type and sash hardware	Combination of single hung with sash lock and fixed window. Some windows need hardware replacement.	Replace hardware.	2	ES	S	10 units	
	- Storm Windows and Insect Screens	None	No action required.	-	-	-	-	
	- Sills	Exterior brick sill and interior wood sills	No action required.	3	-	-		
	- Shades or Blinds	Pull down shades in overall good condition	No action required.	-	-	-		
3.	**Entrance Systems**							
	- Frame Materials	HM frames and doors. Door leaves hit each other. Caulk around frames show signs of aging. Bottom of doors and frames are corroded.	Replace doors w/ insulated and weather-stripped units. Re-caulk around frame openings.	1	ES	I	5 pair doors, 100 lf sealant	
	- Glazing Type and Color	Insulated tinted double glazed.	No action required.	-	-	-		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	Code compliant	No action required.	-	-	-		
	- Entry door hardware	(1) door leaf has Lever type and the other has pull. Both has with interior panic device	No action required.	-	-	-		
	- Power operators	None	Consider providing power door operators as part of modifications to entry designated as accessible.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	HM frames and doors. 90% of doors and frames are corroded at the bottom /treshold	Replace doors and frames.	1	-	S	7doors	
	- Door widths & clearances	Code compliant	No action required.	-	-	-		
	- Door hardware	Lever handle type with lock. Compliant compliant	No action required.	-	-	-		
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted aluminum fascias, soffit/ overhangs and roof coping. Roof steel structure under the stair tower and shed roofs by the administrative offices require painting	Prep and paint underside of steel structure overhangs.	2	ES	S	800 sf	Under maint. budget.
6.	**Sealants & Expansion Joints**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Window sealants show signs of aging.	Removal and recaulking expected short term.	2	ES	S	2724 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Original firestone membrane "flat" roof. Roof leaks throughout and has areas of membrane "blistering". Standing seam gable roof over gym, stair tower and lower overhang roof by the administration offices. Pipe style snowguards have been damaged/removed by falling snow/ice. safety issues to pedestrians. (1) exhaust roof fan is damaged. In one area the metal roof has been teared off exposing the plywood subtraste.	Flat roof condition and age near the end of its lifespan. Replace entire membrane roof. Replace pipe style snowguards at metal standing roofs. Repair standing seam roofing.	1	ES	I	Membrane 19,400 sf snowguards 120 lf. Replace sections of metal roof = 150 sf	
	- Roof edges and copings	Metal roof edge and copings. Metal coping joints caulk are failing.	Provide splice joints as part of roof replacement.	1	ES	I		
	- Walkway pads	membrane pads has been cut to accomodate roof patches and a few are curling up and some are missing	Replace as part of roof replacement.	2	ES	I		
8.	**Skylights**							
	- Type (unit or glazed)	aluminum framed -gable sloped. Finish coating peeling in a few aluminum framing members. Small and larger gaps at aluminum frame joints have been caulked but joints are failing.	Re-place entire unit in kind.	1		I	324 sf (36 x 9)	
	- Glazing Type	double glazed -tinted insulated. Glazing shows signs of coating discoloration and thus comprising thermal value of and light transmittance of unit.	Replace per above.	1	ES	I		
	- Curbs	Membrane curbs appear to be in good condition	No action required.	-	-	-		
9.	**Gutters and Downspouts**							
	- Locations and Materials	Aluminum painted downspout from library roof to classroom roof has a long outfall to the classroom roof. No gutters installed on this project.	Extend downspout closer to roof. Also add splash block.	2	OB	S	10 lf extension	Splash block under maint. budget.

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Splash block or tied to storm drainage	No splash at location of downspout	Provide splash block	2	OB	S		
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Painted metal roof access thru 2nd floor janitor's closet. (1) roof access ladder down to lower roof well by kitchen area. Code compliant	No action required.	-	-	-		
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	-	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Paint is peeling off on the metal decorative sunshading device over media center roof	Remove residual paint, prime and paint entire structure.	2	ES	S	400 sf	Under maint. budget.
13.	**Other Observations**							
		Roof top units pipe insulation wrappings are deteriorated. Many pipe support wood sleepers have many stress facturers. Brick mortar joint spaulding/missing above counter flashing around gym wall	replace in kind	0	ES	I		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	VCT flooring fair - heavily soiled. Concrete sill poor - minor spalling and failing paint. Bottoms of steel columns corroding. Several missing CT base units. GWB ceiling in good condition.	Clean VCT flooring. Investigate and mitigate source of water intrusion at sill areas. Repair conc. sill and repaint. Treat, prep & paint steel colums. Replace CT base units.	2	2	3	2	ES	S	20 sf conc sill 20 lf CT base + water allowance	
2.	**Corridors**										
	- Finish Materials	2nd flr: Ceramic tile wainscotting at 3'-2 1/2" high. CT around classroom entry ways. Few broken CT base tile. ACT stains in a couple locations	Fresh coat of paint throughout. After addressing source of water leaks, replace stained ACT tiles.	3	3	2-3	2	ES	S	-	Under maint. budget.
	- Lockers	2nd flr: Metal lockers 12"x60" double tier in good condition	No action required	-	-	-	3	ES	-	-	
	- Transoms & Borrowed Lights	2nd flr: HM frames are in good condition	No action required	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	2nd flr: classroom doors into corridors have closers. Doors leading from main lobby stair are 3/4 hr fire rated	No action required	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	2nd flr: doors leading into main stair lobby and other egress stairs are on hold-open and have closers	No action required	-	-	-	3	ES	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required	-	-	-	-	-	-	-	
	- Drinking Fountains	2nd flr: Low and high drinking fountains are recessed and are code compliant	No action required	-	-	-	-	-	-	-	
3.	**Building Signage**										
	- Materials	Plastic signage - included throught out	No action required.	-	-	-	-	-	-	-	
	- Code Required	Code compliant.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility Compliance	Signage appears to meet MAAB regulations for lettering, braille, contrast and mounting heights.	No action required.	-	-	-	-	-	-	-	
4.	**Stairs & Exits**										
	- Finish Materials	Main lobby and landing show signs of rubber flooring wear. Other 2 stair walls have CT wainscott /CMU and GWB with 2x4 ACT	Replace rubber flooring. Fresh coat of paint on all metal stair components.	2	3	3	2-3	ES	L	rubber flooring 1000 sf	Painting under maint. Budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail ladder type design- non code compliant. Height at stair run=34" code compliant. Sphere 6-1/2" non code compliant. Main stair guardrail sphere is 6-1/2" non code compliant.	Provide code compliant guardrail.	-	-	-	-	ES	S	6 flights	
	- Handrails (height, extensions, profile)	Stair #3: there is no handrail on the open side of stair.	Provide code compliant handrail.	-	-	-	-	ES	S	incl. in above	
	- Landing Clearances	Appears code compliant.	No action required.	-	-	-	-	-	-	-	
	- Minimum Headroom	Appear code compliant.	No action required.	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	Stair #1 & Stair #2:presence of storage beneath stair. It appears the spaces are not fire rated and therefore not code compliant	Either remove the use of these spaces as storage or fire-rate spaces accordingly to comply with code.	-	-	-	-	ES	I	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-4"x4'-6" complies with gurney size 22-1/2"x75". (2) stops. 3,000lbs - 120 ft/minute. Plam wall finish in good condition. VCT floor shows signs of wear and tear	Replace VCT tiles.	2	3	3	2-3	ES	S	30 sf	
	- Chairlift Finish Materials, Plaftform Size, Clearances	None	No action required.	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Materials	Wood flush interior doors. Painted HM frames, sidelights in good condition	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior door hardware lever type handle - code compliant.	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Door widths and clearances appear to be generally code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Marble thresholds at toilet rooms are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	VCT flooring in fair condition - many slab cracks telegraphing through, some areas damaged in room and near exterior doors. Resilient base and GWB partitions fair to good condition. 2x4 and 2x2 ACT fair condition w/ tile sag, some areas pronounced. Recessed entry mats at exterior doors fair - carpet inserts worn.	Repair damaged VCT and repair concrete slab if required. Replace sagging ACT w/ humidity-resistant type. Replace carpet inserts at recessed mats.	2	3	2	2	ES	S	slab allow., VCT 3500 sf, ACT 6000 sf, inserts 120 sf, GWB at doors 100 sf	
	- Casework & Cubbies	Plastic laminate casework in fair condition - several locations have damaged or missing door pulls and edge damage. Some p. lam. Backsplashes missing & wall water damaged. Finished wood cubbies in fair to good condition.	Repair damaged or missing hardware and damaged edge conditions. Repair water damage walls and replace missing backsplashes.	-	-	-	2	ES	S	allow for 30% total LF	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	see plumb. report	see plumb. report	see plumb. report		Costs under renovation estimate.
	- Light Fixture Types and Layout	Direct/indirect pendant fixtures. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	Projection screen.	No action required.	-	-	-	-	-	-		
8.	**Kindergarten Bathrooms**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	CT floor and integral base in good condition. GWB partitions in fair condition - wall damage around toilets. 2x4 ACT ceiling fair w/ minor sag.	Repair wall damage at toilets and provide CT wainscot if needed.	3	2	2	2	ES	S	Repair wall & add CT (total wall area 250 SF)	
	- Plumbing Fixtures	See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report		
	- Mirrors	Mirrors in good condition.	No action required.	-	-	-	-	-	-		
	- Accessories	Soap, paper towel and toilet paper dispensers in good condition.	No action required.	-	-	-	-	-	-		
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Grab bars and toilet paper dispensers are mounted too high to meet MAAB regulations for PreK and K bathrooms.	Relocate bars & dispensers to be within MAAB height requirements.	-	-	-	-	-	S	-	Under maint. budget
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT floor finish installed where casework/sink is installed on the corridor side. Remainder of floor finish is carpet. 2x4 ACT stains in (4) classrooms due to roof leaks and overhead mechanical units	Fresh coat of paint throughout. After addressing source of water leaks, replace stained ACT tiles.	2-3	3	2-3	2-3	ES	L		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Some plam edge bands are missing/damaged in 2+/- classrooms	Replaced plam edge bands.	-	-	-	2-3	ES	L		Under maint. budget.
	- Visual Display Surfaces	Aluminum framed tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	Code compliant with proper approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures w/ occupancy sensor parallel to teaching wall	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Projection screens. Smart boards in classrooms: 205, 208 and 219		-	-	-	3	ES			
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	VCT floor finish installed where casework is installed on the corridor side. Remainder of floor is carpet.	Fresh coat of paint throughout. Carpet expected to be replaced long term.	3	3	3	3	ES	-		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition.	No action required.	-	-	-	2-3	ES	-		
	- Visual Display Surfaces	Aluminum tack boards,marker boards and projection screen in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks						3	ES			
	- Light Fixture Types and Layout	Pendant direct /indirect w/ occupancy sensor parallel to the teaching wall	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	- Kilns	None	No action required.	-	-	-	-	-	-	-	
	- Pottery Wheels/Other FF+E	Freestanding tables and chairs	No action required.	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	2nd flr: VCT floor finish installed where casework is installed on the corridor side. Remainder of floor is carpet.	Fresh coat of painting throughout. Carpet expected to be replaced long term.	2	2	3	2	ES			Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum tack boards,marker boards and projection screen in good condition	No action required.	-	-	-	3	ES	-		
	- Light Fixture Types and Layout	Pendant direct /indirect w/ occupancy sensor parallel to the teaching wall	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Sink is 36" high and appears not to be code compliant.	If future building renovations trigger accessibility requirements, provide acessible sink.	-	-	-	-	-	-		Costs under renovation estimate.
13.	**SPED Classrooms**										
	- Finish Materials	2nd flr: Painted GWB walls with vinyl base, VCT floor finish installed where casework/sink is installed on the corridor side and 2X4 Act ceiling.	Fresh coat of paint throughout.	3	3	3	3	ES			Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Alumimum framed tack boards, marker boards and projection screen	No action required.	-	-	-	3	ES	-		
	- Sinks	Code compliant with proper approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect w/ occupancy sensor parallel to the teaching wall	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
14.	**SPED OT/PT**	No designated OT/PT area.									
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms - see general purpose classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Finished wood floor is dull w/ worn finish. Stage skirt has several areas of finished wood damage. GWB partitions fair. Exposed roof structure finish in good condition.	Refinish wood floor. Repair wood damage at skirt.	2	2	3	2	ES	S	stage 620 sf skirt 20 sf	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Theatrical Lighting	Two segments of multi-color lights located above stage. Operation not observed. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.		
	- Stage Curtains (fire, proscenium, back of house)	Fire-retardant proscenium curtain w/ valance curtain only and in good condition.	No action required.	-	-	-	-	-	-		
	- Rigging	None	No action required.	-	-	-	-	-	-		
	- Stage Accessibility	Stage is accessible via door at rear of stage connecting to ramp to ground level. Access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift.	-	-	-	-	-	L		
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	2nd flr: painted GWB walls, VCT floor finish installed where casework/sink is located. Remainder of floor is carpet. All fjnishes appear on good condition.	No action required	3	3	3	3	ES	-		
	- Acoustical Treatments	None	No action required	-	-	-	-	-	-		
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	3	-	-		
	- Visual Display Surfaces	Aluminum framed tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	Sink is 36" high and appears not code compliant.	If future building renovations trigger accessibility requirements, provide acessible sink.	-	-	-	-	-	-		Costs under renovation estimate.
	- Light Fixture Types and Layout	Pendant direct /indirect w/ occupancy sensors parallel to the teaching wall. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-		
20.	**Media Center**										
	- Finish Materials	Carpet floor worn out and wrinkled. Exposed acoustical metal deck. Stained 2x4 ACT in the offices. Damaged GWB corners.	Replace carpet w/ carpet tiles. Fresh coat of paint throughout. After addressing source of water leaks, replace stain ACT tiles. Install wall corner guards.	1	2	3	2	ES	S	carpet tiles 1800 sf	Painting under maint. Budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Stacks	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	-	-	-		
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Shelves	Wood veneer with painted metal adjustable shelves all in good condition	No action required.	-	-	-	-	-	-		
	- Circulation Desk	Wood veneer with plastic laminate working surface in good condition. Appears to be code compliant	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Workroom / Staff Areas	Carpet floor exhibits signs of wear and tear. GWB wall and ACT tile in good condition	Replace carpet with carpet tile. Fresh coat of paint throughout.	1	3	3	2	ES	S	carpet tiles 200 sf	Painting under maint. Budget.
	- Light Fixture Types and Layout	suspended 1x light fixtures on a "star" layout shape. Office spaces have 2x4 recessed lights	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Synthetic athletic flooring in fair to good condition - soiled towards perimeter. Resilent base fair to poor - several sections are loose and coming away from wall. CMU walls fair w/ worn paint. Exposed steel acoustic roof deck and long-span	Clean flooring. Re-secure or replace loose resilient base. Prep & paint CMU walls.	2	2	3	2	ES	S	Base 294 lf	Painting under maint. Budget.
	- Wall Pads	Pads are in good condition.	No action required.	-	-	-	-	-	-		
	- Acoustical Treatments	Fabric-wrapped acoustic wall panels are essentially all gone - clips failed. Remaing panels soiled.	Replace all missing acoustical panels. Clean remaining, soiled panels.	-	-	-	0,2	ES	S	40 sf panels	Cleaning under maint. Budget.
	- Drinking Fountains	Appear to be in non-operable condition. See plumbing system report.	Scheduled for service. See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Backstops	Appear in good condition. Operation not observed.	No action required.	-	-	-	-	-	-		
	- Scoreboard & Time Clocks	Possible scoreboard malfunction evident. Operation not observed.	Investigate & confirm proper operation and repair as required.	-	-	-	2	ES	S		Under maint. budget.

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL				
	- Bleachers	6-tier motorized bleachers recently installed and in very good condition.	No action required.	-	-	-	-	-	-		
	- Dividing Curtains	None	No action required.	-	-	-	-	-	-		
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-		
	- Climbing Ropes	None installed.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Nominal 2'x4' direct pendant mounts in cages w/ zone occupancy sensors. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Did not observe AV or assistive listening systems.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**										
	- Finish Materials	VCT flooring fair - minor damage near servery doors. CT wainscot (high and low) in good condtition. GWB partitions fair w/ soiling from diffusers and paint wear. 2x4 ACT fair w/ stained tiles and soiled tiles from diffusers.	Replace damaged VCT. Clean GWB. After addressing source of water leaks, replace stained and soiled ACT.	1-2	2	2	2	ES	S	300 sf VCT	ACT under maint. Budget.
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-		
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Nominal 2'x4' surface mounted fixtures. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy floor in fair condition - requires minor patching. Quarry tile base fair w/ some loose and missing segments. GWB walls fair w/ minor damage and paint wear. 2x4 scrubbableACT ceiling is fair.	Patch epoxy floor damage. Re-secure and replace QT base.	2	2	2	2	ES	S	150 sf epoxy 15 lf QT base	
	- Overhead or Counter Doors	Stainless steel counter door at unused dishwash in good condition. Operation not observed.	No action required.	-	-	-	-	-	-		
	- Serving Line Circulation Pattern	Two entry doors and two exit doors. No concern reported.	No action required.	-	-	-	-	-	-		
	- Equipment Visual	Equipment appears in good condition. No operation observed. No concern reported.	No action required.	-	-	-	-	-	-		
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Painted GWB w/ vinyl base, carpet flooring. 2x4 stained ceiling tiles.	After addressing source of water leaks, replace damaged ceiling tiles.	3	3	2	3	ES	L		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	Sink is 36" high and appears not be code compliant	If future building renovations trigger accessibility requirements, provide acessible sink.	-	-	-	-	-	-		Costs under renovation estimate.
	- Light Fixture Types and Layout	2x4 recessed parabolic with occupancy sensor	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, resilient base and GWB walls in fair to good condition. 2x4 ACT clg. fair w/ minor sag.	No action required.	3	3	2	2	ES	-		
	- Casework	Plastic laminate casework in fair condition	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	See plumbing system report.	Scheduled for service. See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Light Fixture Types and Layout	2x4 recessed fixtures w/ eggcrate diffuser. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-		
30.	**Admin. Office Area**										
	- Finish Materials	VCT flooring, resilient base and GWB walls in fair to good condition. 2x4 ACT clg. fair w/ minor sag.	No action required.	3	3	2	2	ES	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Entry Door Intercom	See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Reception/Waiting	See entries for admin. above.	No action required.	3	3	2	2	ES	-		
	- Conference	See entries for admin. above.	No action required.	3	3	2	2	ES	-		
	Workstations (FF+E)	System furniture at reception desk in good condition and heights MAAB compliant.	No action required.	-	-	-	-	-	-		
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Broadloom carpet & resilent base in good condition. GWB partitions fair w/ minor damage and worn paint. 2x4 ACT ceiling fair w/ some stained tiles.	Prep & paint GWB walls. After addressing water leaks, replace damaged ACT.	3	2	2	2	ES	S		Underr maint. budget.
	- Casework	Plastic laminage casework in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Tack board in good condition.	No action required.	-	-	-	-	-	-		
32.	**SPED Office Areas**										
	- Finish Materials	2nd flr: Painted GWB walls, VCT floor finish installed where casework/sink is installed on the corridor side. Remainder of floor is carpet. All finsihes appear in good condition	No action required	3	3	3	3	ES	-		
	- Casework	Wood veneer casework with plastic laminated working surfaces in good condition.	No action required.	-	-	-	-	-			
	- Visual Display Surfaces	Aluminum framed tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-		
33.	**Student Toilets**										
	- Finish Materials	CT floor and wainscott is 6'-1/2". 2x4 ACT ceiling tiles. All finishes appear in good condition.	No action required	3	3	3	3	ES			
	- Toilet Partitions	Code compliant. Partitions recently replaced with phenolic type.	No action required	-	-	-	4	N			
	- Plumbing Fixtures	Code compliant sink and toilet. Good working condition	No action required.	-	-	-	3	ES			

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				FLOOR	WALLS	CEILING	GENERAL				
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES			
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor.	Relocate toilet and soap dispensers to within MAAB reach range.	-	-	-	3	ES	S		Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant. However one non accessible urinal is located in very close approximity to the door swing. It appears that the door interferes with the use of respective urinal	No action required.	-	-	-	-	-	-		
34.	**Staff Toilets**										
	- Finish Materials	CT floor and base. Painted GWB above. ACT ceiling. All finishes are in good condition.	No action required.	3	3	3	3	ES	-		
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and watercloset	No action required.	-	-	-	3	ES	-		
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-		
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor	Relocate toilet and soap dispensers to within MAAB reach range.	-	-	-	3	ES	S		Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Overall code compliant. Door latch added to inside of door is installed too high. Not code compliant.	Relocate latch to within MAAB reach range.	-	-	-	-	-	S		Under maint. budget.
35.	**Storage**										
	- Finish Materials	Storage areas typically have VCT flooring, resilient base, GWB partitions and 2x4 ACT ceilings all in good condition.	No action required.	-	-	-	-	-	-		
	- Built-In Storage	None	No action required.	-	-	-	-	-	-		

DRAFT

SCHOOL NAME: Murkland Elementary School

DATE OF REVIEW: 07-02-2013
REVIEWED BY: RA AND DH

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
36.	**Mechanical & Service**										
	- Finish Materials	At custodial office - VCT flooring fair w/ some damaged tiles. Resilent base fair. GWB partitions fair w/ some wall damage & worn paint. 2x4 ACT clg. is fair to poor w/ cracked, stained & displaced tiles. At receiving - conc. slab fair w/ soiling, resilient base fair, GWB partitions fair w/ some wall damage & worn paint. 2x4 ACT ceiling poor condition overall. At boiler room - concrete floor in fair condition w/ some soiling, GWB fair w/ minor damage & worn paint. Exposed structure finish at ceiling good.	Repair VCT flooring, repair GWB damage and prep & paint, replace ACT clg. in receiving. Clean and seal boiler room concrete floor.	1-2	2	2-3	2	ES	S	438 SF VCT 438 SF ACT 1000 SF CONC	
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-		
	- Tool &Supply Storage	Ad-hoc throughout this area.	No action required.	-	-	-	-	-	-		
	- Equipment Pads	Concrete pads in good condition.	Seal concrete.	-	-	-	2	ES	S	incl. in above	
	- Other										
37.	**Controls**										
	- Height (accessibility)	All items code compliant.	No action required.	-	-	-	-	-	-		
38.	**Other Spaces**										

DRAFT

MURLKLAND ELEMENTARY SCHOOL

Date of Review: Thursday, July 18, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Murkland Elementary School (#24), located in The Acre neighborhood of Lowell, was completed in 1993. The facility, built on an essentially level site, is comprised of two stories with a floor area of approximately 55,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Twin School: Lincoln Elementary School.
2.	**Original Construction:** 1993 Age of Building: 20 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S-1 to S-11 (July 22, 1991) Contractor: Eastern/Congress - A Joint Venture **??** Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** 1997 - Architectural only. No structural renovations. (Verify) Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - 6th Ed. (Feb 28, 1997)
4.	**Description of Structure:** The facility (once known as Acre Elementary School), built on an essentially level site, is comprised of two stories with a floor area of approximately 55,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, and grade walls; concrete slab on grade at First Floor; structural steel - HSS columns, beams, and gable-shaped roof trusses at Gym; open web steel joists and longspan steel joists at floor and roof, 4" floor slabs - normalweight concrete on steel formdeck; and steel roof deck. Lateral force-resisting system is a combination of structural steel diagonal bracing and moment frames, with infill reinforced CMU infill panels around the Gym. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

MURLKLAND ELEMENTARY SCHOOL

Date of Review: Thursday, July 11, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

E. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Exterior Wall at Loading Dock: Whereas only one HSS column is encased within this wall, the wall itself appears to be made of different types of brick veneer, laid up in a variety of patterns (split rowlocks with a beveled ends, headers, and soldiers) and CMU. Several rowlocks and soldiers at the top are no longer in place. Water has likely entered the wall system and caused significant damage. A repair needs to be made to avoid further deterioration and a potential safety hazard from developing.			**1**	**I**
	b.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris (including wind blown sand from a nearby volleyball court).			**2**	**S**

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

MURKLAND SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size. Service is protected by a 4" Febco double check valve assembly.	3	ES	N/A	Equipment is in good condition.		CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Fire distribution main is 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire department connection is a Siamese 4"x 2-1/2" x 2-1/2". There are fire hose stations provided on both floors and in Stage.	3	ES	N/A	None.		CMG
5.	**Sprinklers**	Sprinklers are solder type heads.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
	PLUMBING							

DRAFT

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3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a meter. There is a reduced pressure backflow preventer provided for boiler water make-up. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	3	ES	S	Replace valves with corrosion to maintain working order.		CMG
2.	**Hot Water System**	Hot water for the building is generated by a gas fired water heater; Teledyne Laars with 178,750 BTUH input. There is a 120 gallon water storage tank. Both heaters are showing signs of corrosion. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated.	2	ES	S	Replace water heater with new high efficiency condensing heater.		CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	N/A	None.		CMG

DRAFT

MURKLAND SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Kindergarten classroom water closets are floor mounted with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with either two handle facuets or single temperature metering faucets. Electric water coolers are recessed mounted, hi-low. Kindergarten classroom sinks are two bowl stainless steel counter mounted with gooseneck faucet and bubbler. General classroom sinks are single bowl, stainless steel, with gooseneck faucet and bubbler. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	   	CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, kitchen equipment, and generator. Piping is black steel with welded and threaded joints, depending on pipe size. Generator is not on a dedicated supply from the gas meter. Kitchen gas supply is not equipped with automatic gas shutoff valve interlocked with hood operation.	3	ES	L	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.		CMG
	MECHANICAL							

DRAFT

MURKLAND SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The heating plant consists of (2) HB Smith cast iron boilers with gas fired Power Flame Burners each with 2,499 MBH input capacity. Flue gases associated with each boiler's combustion process escape the building through an independant double wall positive pressure breeching system. Ventilation air used for the combustion process is introduced into the mechanical room through an inline combustion air fan. Water is circulated throughout the hot water piping system with the use of (2) end suction base mounted pumps. The pumps are manufactured by Taco and each have a capacity of 200 GPM at 40 FT/HD and are powered by a 5.0 HP motor. Thermal expansion of the heating hot water is handled with (1) vertical expansion tank which is insulated. Currently, one boiler is not functioning and is off. Both boilers are experiencing leaks within their rear cast iron sections. Corrosion is occuring on these sections due to the leaks. Typically rear sections on cast iron boilers crack or leak due to faulty gaskets or low return water temperatures which shock the cast iron sections and cause cracks.	2	ES	S	It is recommended that both boilers are serviced to determine why one boiler is not functioning and why both boilers are leaking. With only one boiler operating the building does not have any redundency, this may pose a problem in the event the only functioning boiler fails, the school will not have any heat which could potentially cause pipes to freeze. Both pumps appear to reaching the end of their servicable life and considerations should be made to replace them as well as the boilers.	  	LV
2.	**Cooling Plant**	The chilled water system consists of (1) indoor reciprocating style chiller manufactured by Trane. The unit has a capacity of 120 tons and is associated with individual outdoor roof mounted refrigerant condenser which is sized at 120 tons to match the indoor unit. The chiller is equipped with dual compressors and dual crank heaters and are mounted on spring isolators for vibration control. ACR type refrigerant piping with closed cell foam insulation interconnects the indoor chiller to the outdoor condenser. The refrigerant utilized is R-22. The chilled water side of the system uses Schedule 40 black steel to distribute chilled water to the equipment within the building. This chilled water circulates through the piping system with the use of (2) end suction base mounted pumps. The pumps are manufactured by Taco and each have a capacity of 285 GPM at 40 FT/HD and are powered by a 7.5 HP motors. Thermal expansion of the chilled water system is handled with an insulated vertical expansion tank.	2	ES	S	It is recommended that the outdoor condenser should be serviced to ensure condenser coils are free from any debris and fins are combed. Condenser fan motors and shafts should be lubricated as some squeaking was heard during operation. Overall maintenance on the whole system should be performed on an annual basis to prevent failure to existing components. Refrigerant piping insulation requires replacement as majority of the current insulation is cracking and falling off. The overall plant is approximately more than half way through its life.	  	LV

DRAFT

MURKLAND SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The Cafetorium is tempered with an indoor air handling unit which is equipped with a hot water heating coil, chilled water cooling coil, supply fan, return fan, and filter section. A galvanized sheet metal duct distribution system travels from the unit to the Cafe and terminates in the ceiling with multi vane diffusers and low wall return registers. The Gym is tempered with a roof top air handling unit which is equipped with a hot water heating coil, chilled water cooling coil, supply fan, return fan, and filter section. An exposed galvanized sheet metal duct distribution system travels from the unit to the Gym and terminates high within the rafters with sidewall double deflection diffusers and mid high wall return registers. The admin area is served with an indoor air handling unit which is provided with hot water coil, direct expansion cooling coil with split outdoor air cooled condenser, supply fan, and filter section. The unit is located within the ceiling of a janitor's closet and has minimal to no access for service. A galvinized duct distribution system provides tempered air from the unit to each individual space. The kitchen is provided with make-up air through a roof top gas fired make up air unit.	2	ES	S	It is recommended that all units have their motor bearings and shafts lubricated yearly, coils vacuumed, cleaned yearly, and filters replaced on a quarterly basis. It appears that these units are reaching the end of their servicable life and considerations should be made to replace them.	  	LV
4.	**Terminal Unit Systems**	Typical classrooms are tempered with either wall mounted unit ventilators or concealed ceiling mounted unit ventilators. Both style units are equipped outside air connections, hot water coils, chilled water coils, supply fans, and filters. The ceiling recessed type units had a galvinized sheet metal duct distribution system associated with ceiling mounted grilles for supply and return. All the cooling coils have a drain pan under the coil to capture any condensation that occurs on the coil. Also, within the classrooms were wall mounted fintube radiation, this was utilized for supplemental heating during the winter season. Some rooms had the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters are utilized as the main heat source. These units are equipped with heating coils only.	2	ES	N/A	It is recommended that the unit ventilators have their motor bearings and shafts lubricated on yearly basis. Squealing was heard on some of the units. All unit ventilator filters should be replaced quartly.	  	LV

DRAFT

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E. FP/P/H/E

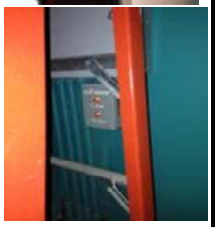
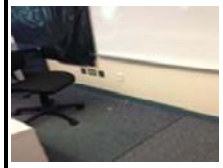
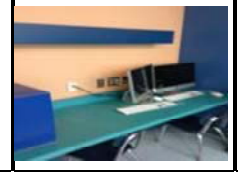
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	There are typical roof mounted mushroom style exhaust fans which exhausts air from bathrooms, hallways, classrooms, kitchen, and storage rooms. These roof mounted fans communicate to each individual space through a galvanized sheet metal duct distribution system which terminates in each space with a ceiling mounted exhaust grille. Some exhaust fans appeared bent and one fan had its motor cover completely pealed off.	2	ES	S	It is recommended that the exhaust fans have their motor bearings and shafts lubricated and aligned yearly. Exhaust fan belts should be replaced yearly. The exhaust fans that are damaged should be replaced.		LV
6.	**Piping System**	The schools hot water piping system appears to be Schedule 40 black steel for larger pipe diameters and type L copper for smaller pipe sizes. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiber glass insulation is utilized on the piping system however, it appears to be lacking in certain areas such as within the unit ventilator cabinets. Insulation should be replaced where it is soiled, missing, or damaged.	2	ES	S	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.		LV
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located in the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficient. As many of the other schools within the city it appears that Ameresco has performed upgrades to the existing system. The service contract provided new Siemens direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are. It was noted that new digital thermostat sensors were not provided for every space and only selected areas of the building were provided with these sensors. All existing equipment had pneumatic controls and were not provided with electronic modulating control valves or actuators. Also there is no central building management workstation at the school, all data is reported to a central location within the city through software manufactured by Talon.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, energy consumption meters to help determine where energy usage can be minimized, and sensors to provide troubleshooting features which would help determine the real problem with an existing or new system.	  	LV
	ELECTRICAL							

DRAFT

MURKLAND SCHOOL

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3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 1000 amp, 277/480 volt, 3 phase, 4 wire. The equipment is manufactured by Westinghouse Power-line-C. The main switchboard consists of a Pull section, Main/CT, and a distribution section. The utility company meter is located indoors adjacent to the main switchgear.	2	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		DMP
2.	**Distribution System**	The feeders and subpanels are in good condition. There is TVSS equipment at remote power panels. The panels are located within dedicated electrical closets. Remote electric rooms contain a code violation. A transformer is located within the panelboards required dedicated clear working space. See adjacent picture.	3	ES	N/A	The TVSS equipment should be tested by authorized testing company. Equipment was not in alarm. Life of system is same as service equipment.	 	DMP
3.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and are in good condition. The circuits are segregated by load type such as lighting, HVAC, Kitchen, receptacles, etc. Electrical receptacle quantity and locations are adequate.	3	ES	N/A	The system appears to be well maintained. No issues reported from the custodial staff.	 	DMP

DRAFT

MURKLAND SCHOOL

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E. FP/P/H/E

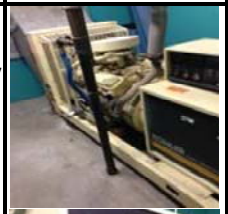
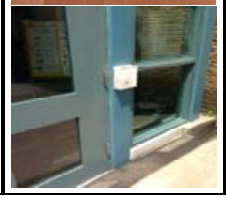
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. Lighting control consists of occupancy sensors in the classrooms and offices along with local line voltage switches, Common areas contain local line voltage key switches and exterior lights are contolled via time clocks.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	   	DMP
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. Decorative acorn type fixtures are illuminating the main entry and building mounted HID and incandescent wall packs are present around the perimeter of the buildng. The building mounted fixtures and the decorative acorn type fixtures are in poor condition.	2	OB	S	One fixture head needs to be installed/repaired at the main entry. It is recommended that the fixtures be replaced with LED type.	 	DMP

DRAFT

MURKLAND SCHOOL

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E. FP/P/H/E

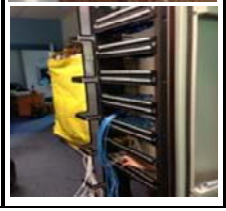
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	A Kholer 70KW generator model # 70R272 serves both Emergency and optional standby loads. The generator is in good condition. The prime mover fuel is natural gas.	3	ES	L	The generator has been well maintained. The current emergency distribution does not comply with today's code as emergency life saftey loads are required to be separated from optional stand-by loads	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Simplex 4100U.	2	OB	S	The system was reporting trouble during the visit. The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational. An additional monitor is located in the cafetorium for afterhours programs.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	 	DMP

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MURKLAND SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	The paging/intercom systems are functioning properly. The head end equipment is located in the Admin area. The clock system manufactured by Simplex is no longer operational, local battery clocks have replaced system clocks. The Paging system is manufactured by Rauland model. Telecenter is in good condition. A Vodavi telephone system is present and is integrated to the paging system.	3	ES	L	The paging system appears to be well maintained. No issues reported from custodial staff. We would recommend installing a new wireless GPS based clock system throughout the school to replace the battery powered clocks.	 	DMP
11.	**Data Systems**	The data system was in the process of being installed during the visit. New Cat6 data cable was being run to every room and terminated on new patch panels and racks. Each classroom was being wired to have 8 data, 1 phone, and one Cat 6 cable between teacher station and interactive whiteboard projector location.	4	N	N/A	The system is new.	 	DMP

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9 Pawtucketville Memorial Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Tiered site shared with Dr. An Wang Middle School and city owned baseball field; Located within a dense residential neighborhood
- Tight building site; limited buildable area within building plateau. Site drops off steeply at building site area perimeter
- Bus drop-off on east side between building entry and parking
- Limited parking expansion due to site constraints

Surfaces and Features:

- Concrete sidewalks appear in good condition. Bituminous paving surfaces at roadways, parking and loop road appear in good shape
- Granite curbing is in good shape throughout
- Playground southwest of building appears to be well maintained and in good shape
- Site landscaping is adequately maintained and appropriate for the site
- No apparent site drainage issues with the exception of lack of catch basins at large bituminous paved area between gym and baseball field

Building Exterior

Exterior Wall and Canopies:

- Aluminum Exterior windows are in fair to good condition and difficult to operate
- All exterior door hardware is in fair to poor condition in some locations and should be repaired/replaced
- Brick veneer appears to be in good condition at original building and ’90 addition/ renovation
- GFRG column covers require repair/replacement at entries

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Summary Narrative

Roof:

- White fully adhered membrane roof appears to be in fair condition
- Staining of membrane roof and plant growth in some locations due to drainage issues
- Light grey metal roof appears in good condition throughout w/ the exception of flashing transitions to flat roof areas
- Snow guards damaged and missing in many locations
- Roof drains appear clogged in many locations; observed standing water
- Photovoltaic array appears in good shape

Building Interior

Finishes:

- Corridor GWB walls appear in fair to good condition throughout and require patching and painting in some locations
- Interior CMU walls north CR wing ’90s renovation appears to be in good condition
- ACT ceiling tiles in fair to poor condition, sagging throughout. Areas where staining has occurred should be replaced. Where replacement has occurred, ceiling tiles don’t match
- Carpet is in fair to poor condition in offices and should be replaced
- VCT in good condition – many areas have replaced VCT floor tile
- Gymnasium synthetic flooring in good condition w/ exception of water damage from roof leaks
- Wood veneer and p.lam casework is in good condition
- Plastic laminate interior window sills are in very poor condition and should be replaced

Openings:

- Interior doors and hardware are in good condition and require repair and/or replacement in few locations
- Hollow metal door and window frames appear in good condition
- Magnetic hold open devices require repair and/or replacement in few locations

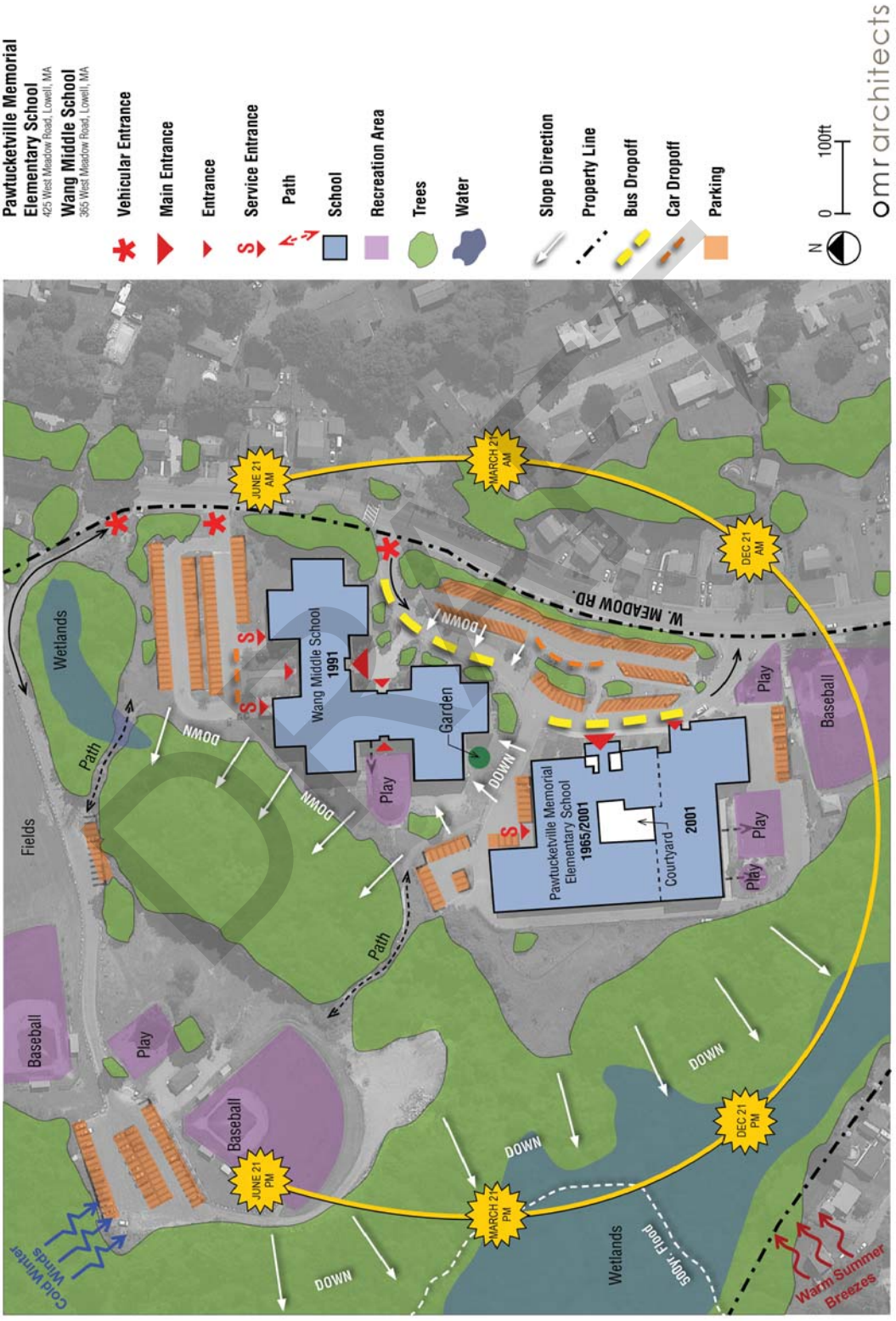
Vertical Circulation:

- Elevator is in good condition
- Stairs handrails and guardrails appear to meet current ADA/MAAB requirements
- Wheelchair lift to stage appears in working condition; no wheelchair stage access from cafetorium side

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of main entrance canopy. Exterior building materials are in fair condition requiring some repairs; e.g., connect downspout to gutter.



View of typical fiber-reinforced column surround requiring repairs or replacement at building entries.



View of exterior at east side of building along loop road. Exterior walls were replaced during '02 renovations and additions with new windows, brick and precast infill materials; generally in good condition.



Vew of exterior wall damaged by vehicle. Noted subsequently by LPS facilities group that repairs have been completed.



View of exterior wall damaged by vehicle. Noted subsequently by LPS facilities group that repairs have been completed.



View of exterior wall damaged by vehicle. Noted subsequently by LPS facilities group that repairs have been completed.

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Photographs



View of fully enclosure courtyard.



View from interior at exterior wall damaged by vehicle.



View from roof looking northeast, courtyard in foreground.



View of ponding and organic growth on entry vestibule roof.



View of severe ponding, on roof by chiller, due to clogged roof drains.



View of corridor looking through glazed exterior wall into courtyard.

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Photographs



View of Cafetorium looking towards stage.



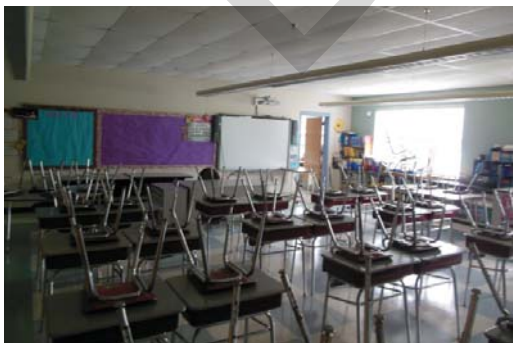
View of organic growth on carpet in Assistant Principal's office.



View down typical classroom corridor of '02 addition.



View of Media Center in '02 addition.



View of typical classroom in '02 addition looking at teaching wall.



View of typical classroom in '02 addition looking at wood casework.

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Photographs



View of gymnasium in ’02 addition.



View of gymnasium flooring damaged by roof leak.



View of typical classroom from ’02 renovation looking through interconnecting doors between classrooms.



View of typical classroom from ’02 renovation looking at teaching wall.



View of music CR from ’02 renovation; formally original gymnasium.

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General Building Information

SCHOOL NAME	**Pawtucketville Memorial Elementary School**
SCHOOL ADDRESS	425 West Meadow Road, Lowell MA 01852
SERVING GRADE LEVELS	K through 4
NUMBER OF STUDENTS	510 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1965
DATE OF ADDITIONS	2001

General Site Information

TOTAL SITE AREA	**2,573,728 sf**
SITE AREA FOR BUILDINGS	57,954
SITE AREA FOR PAVING	238,739
SITE AREA FOR PLAYFIELDS	191,163
SITE AREA FOR OPEN SPACE	2,085,872
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Pawtucketville

all site SF values are approximate

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Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	-	-	78,424 total	-	yes
Addition	Type 2C (per const. docs.)	E, A-3		2 stories, 31'-6" highest coping	yes

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

SCHOOL NAME: Pawtucketville Memorial Elementary School

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance on the East side by the administrative offices. Secondary main entrance on East side adjacent to the gymnasium. Both locations have adjacent concrete walkways.Service entrance on the North side. Entrance leading to outdoor play area on the South side.	No action required.	3	ES	-	-	
	- Connection to accessible route and accessibility	Main entrances on grade, with no stairs or landings. Sidewalks from main entrances lead to main perimeter sidewalks, curb cut at main entrance and at sidewalk.	No action required.	3	ES	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Main parking areas located in front of the main entrances. Bus/ vehicle drop-off in front of the school and is shared with the adjacent Wang Middle School. Bituminous paving throughout the site. Additional parking areas near the building's loading dock at the North of the site. Bituminous paving appears in good condition, with some areas requiring repair.	Patch asphalt paving at multiple locations.	3	ES	S	1500 sf allow	
	- Curbing Materials and Wheel Stops	Curbing is granite at bus/vehicle drop-off and at all other locations where curbing is installed. Wheel stops loacted at parking adjacent to service entry.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	75 total parking spaces adjacent to the school. Main parking lot shared with adjacent Wang Middle School. Four total handicapped accessible parking spaces, two adjacent to Pawtucketville, and two adjacent to Wang Middle School.	No action required.	3	ES	-	-	
	- Parking striping	Paint delineating parking spaces are faded or non-existent in some locations including at accessible parking.	If future building renovations trigger accessibility code or building code requirements, repaint striping at all parking lots; comply w/ ADA requirements.	2	OB	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Accessible Parking Signage	Accessible parking signs located at accessible parking areas.	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Bus drop off located separately from parking lot areas in front of the school. Two entrances into school directly adjacent to bus drop off area. Separate car drop off area within shared parking lot between Pawtucketville and Wang Schools.	No action required.	3	ES	-	-	
	- Car and Bus Separations	There are vehicle parking areas, including accessible parking areas, alongside the bus drop-off lane.	No action required.	3	ES	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Single crosswalk from main parking area in front of school's main entrance, which crosses through bus drop-off area. Curb cut required at sidewalk located in parking island connecting to cross walk.	If future building renovations trigger accessibility code or building code requirements, repaint cross walk striping and provide curb cut.	2	OB	-	-	
	- Traffic Markings and Traffic Signage	One-way signage located at main parking lot south exit. Entry into main parking lot area at the north end of the parking lot, adjacent to the Wang Middle school	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Walkway Materials	All walkways on site are concrete.	Patch concrete paving at walkways in some locations.	3	ES	S	500 sf allow	
	- Curb Cuts and Detectable Warning Strips	There are curb cuts, but only located at where sidewalks meet roadways. There are no curbcuts directly in front of the building main entrances. No detectable warning strips	If future building renovations trigger accessibility code or building code requirements, provide curb cuts and detectable warning strips for compliance w/ ADA requirements.	2	OB	-	-	Costs carried under renovation estimate.
	- Pedestrian Ramp Locations and Materials	N/A	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	A perimeter access roadway around the building provides fire department access to all sides of the school. Knox box is located at the school's main entrance. Fire hydrants located at the front and back of the school	No action required.	3	ES	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving is in good to fair condition.	No action required.	3	ES	-	-	
	- Loading Dock or Leveler	No loading dock or leveler. Delivery door at grade in good condition.	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One 10-yard dumpster. One 8-yard dumpster. One 8-yard recycling container. Five 96-gallon portable recycling bins adjacent to the delivery door. No trash compactor.	No action required.	-	-	-	-	
	- Protective Bollards	There are no protective bollards located near the delivery area.	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No designated playing field on school property. Adjacent baseball park maintained by Lowell Parks and Recreation Department	No action required.	-	-	-	-	
	- Playgrounds	Playground areas to the southeast and southwest of the school, adjacent to the kindergarten wing of the school, gymnasium, and outdoor paved play area.	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Painted chain link fence at perimeter of adjacent baseball park, which is maintained by Lowell Parks and Recreation Department	No action required.	-	-	-	-	
9.	**Site Topography**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Characteristics	Site is relatively flat, with some slopes at grass areas adjacent to the Wang Middle School to the north and at parking areas to the east.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Dediciuos type trees located along east side of the school and parking lot area. Many overgrown and against the building's façade. Grass areas with no plantings along the North, West or South sides of the building	Trim trees and shrubs back away from buildings façade at main entrances and at courtyard.	3	ES	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Bituminous paved exterior gathering space located on the south side of the school used as outdoor play area. Interior courtyard landscaped and accessible by kindergarten classrooms and main corridor areas	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Light pole fixtures within main parking lot area. Light sconces below entry canopies. Wall pack light fixtures located on building throughout.	See GGD electrical report.	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Gas meter, transformer	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	Photovoltaic panels are installed on the school's roof.	See GGD electrical report.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Benches located adjacent to playground areas.	No action required.	3	N	-	-	
	- Bicycle Racks	There are no bicycle racks on the school site.	No action required.	-	-	-	-	
	- Flagpoles	A wall mounted flagpole is located on the exterior of the cafetorium, adjacent to the main entry and requires repair.	Repair mounting bracket at flag pole; see structural system report.	2	ES	I	(1)	Costs under structureal scope.
16.	**Site Drainage**							
	- Ponding	No apparent site ponding issues	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Catch Basins	Catch basins located only adjacent to parking lot areas. Bituminous paved play area and perimeter road drained by run-off only	No action required.	-	-	-	-	
	- Bio-retention area	No bio-retention area on site	No action required.	-	-	-	-	
17.	**Irrigation System**	None						
18.	**Other Observations**	None						

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	New brick veneer and precast concrete were provided at 2001 two-story addition and at exterior wall of renovated 1965 original building. Original brick piers remained at classroom wings. Brick, precast concrete veneer and mortar appears in good condition throughout w/ exception of vehicular damage at classroom wing adjacent to service entrance.	Repair exterior wall where vehicle collided with building (immediate priority). Clean masonry veneer where dirt and/or staining occurs near grade.	2	ES	S	-	Noted by LPSWG that remedial work has been completed
2.	**Windows**							
	- Frame Materials	Painted aluminum frames.	No action required.	2	ES	-	-	
	- Glazing Type and Color	1" insulated glass, clear in color	No action required.	3	ES	-	-	
	- Operable sash type and sash hardware	Double hung windows throughout. Many window sash springs broken, thus window sashes do not remain open.	Repair/ replace all broken operable sash hardware.	0	ES	S	80	
	- Storm Windows and Insect Screens	Insect screens installed on the lower sash of each double hung window and appear to be in good condition.	No action required.	3	ES	-	-	
	- Sills	Typical window sills are sloped brick and appear in good condition. Painted aluminum sills occur in few locations and appear in good to fair condition.	No action required.	3	ES	-	-	
	- Shades or Blinds	Manually operated roller shades at classroom and office exterior windows.	No action required.	3	ES	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Main entrances aluminum curtainwall systems. Secondary entrances aluminum storefront systems. Secondary egresses are hollow metal steel doors and frames.	No action required.	3	ES	-	-	
	- Glazing Type and Color	1" insulated glass, clear in color	No action required.	3	ES	-	-	
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Entry door hardware	Lever type door handles on the exterior side of the door. Panic device hardware on the interior side of the door. Entry door hardware appears to meet current accessibility requirements.	No action required.	3	ES	-	-	
	- Power operators	No power operators at exterior doors	If future building renovations trigger accessibility code or building code requirements, provide power operators at main exterior entrance doors.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Main entrances aluminum curtainwall systems. Secondary entrances aluminum storefront systems. Secondary egress door hollow metal steel doors and frames.	No action required.	3	ES	-	-	
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	
	- Door hardware	Lever type door handles on the exterior side of the door. Panic device hardware on the interior side of the door. Exterior door hardware appears to meet current accessibility requirements.	No action required.	3	ES	-	-	
	- Overhead or Coiling Doors	No overhead doors	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted aluminum fascias, soffit/ overhangs and roof coping. Steel roof structure under the main entrance canopies require painting. Painted GFRG column covers at entrance canopies are damaged and should be replaced	Repaint exposed steel structure at all entrance canopies. Replace GFRG column covers with GFRC column covers for durability.	2	ES	S	6 column covers	
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants around windows appear recently installed. Expansion joints appear original to the building and show signs of cracking and delamination from adjacent wall surfaces	Repair expansion and control joints.	2	ES	S	allow 80 lf	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat roof areas white welded PVC roofing. Sloped roofs prefinished standing seam metal roofing. Roof drains clogged in many locations. Areas of roof ponding evident due to roof discoloration.	Roof drains should be cleaned and clear of debris. Further investigation required to identify location of roof leaks.	3	ES	S	-	Under maint. budget.
	- Roof edges and copings	Painted aluminum fascias, soffit/ overhangs and roof coping appears in good condition. Many snow guards are missing or are no longer attached to metal roof and require replacement.	Replace snow guards where missing or install snow fence at sloped roofs. (priority)	3	ES	I	600 LF	
	- Walkway pads	Walkway pads are located adjacent to rooftop mechanical units.	No action required.	3	ES	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	Unit skylights within sloped roof areas	No action required.	3	ES	-	-	
	- Glazing Type	Polycarbonate	No action required.	3	ES	-	-	
	- Curbs	Integral curb with skylight	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Prefinished aluminum gutters and downspouts located at all sloped roof eaves. Many gutters filled with debris and vegetation.	Clean all gutter and downspout assemblies	1	ES	I	-	Under maint. budget.
	- Splash block or tied to storm drainage	All downspouts tied into perimeter storm drainage system. Downspout connections to storm drainage have been damaged in many locations or are completely missing.	Repair all damaged downspouts and connections to storm drainage system and replace where missing.	1	ES	I	30 lf	
10.	**Exterior Stairs and Ladders**	N/A						
11.	**Areaways**	N/A						
12.	**Decorative Items or Features**	N/A						

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Aluminum curtainwall and storefront system vestibules with painted CMU walls. Recessed aluminum framed entrance mats and VCT floor installed at vestibule perimeter appear in fair to good condition. Lobby walls interior brick and painted GWB with QT floor in good condition.	No action required.	2	3	3	3	ES	-	-	
2.	**Corridors**										
	- Finish Materials	Corridor walls in 2001 addition are painted GWB with vinyl wall base and are in good condition. Corridor walls in the original building are primarily painted CMU and in good condition. Corridor floors are VCT throughout with exception of QT in portions of the original 1965 building. Corridor ceilings are primarily ACT and in fair to good condition.	Paint GWB and CMU walls throughout. Some ceiling tiles require replacement where staining and/or sagging has occurred.	3	3	2	3	ES	L	-	Under maint. budget.
	- Lockers	12" x 60" single tier painted metal lockers w/ sloped tops. Some lockers do not close properly.	Repair lockers that do not close properly.	-	-	-	2	ES	S		Under maint. budget.
	- Transoms & Borrowed Lights	Hollow metal door frames and borrowed lights	Paint all HM framed doors and borrowed lights	-	-	-	3	ES	L	-	Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings out from classroom. All classroom doors and frames within an entry recessed opening from the corridor	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Low and high drinking fountains are within wall recesses and are code compliant	See GGD report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
3.	**Building Signage**										
	- Materials	Plastic signage located adjacent to all room entrances	No action required.	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Code Compliant	No action required.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Individual room signage includes Braille and is mounted at code compliant height.	If future building renovations trigger accessibility code or building code requirements, provide way finding signage.	-	-	-	3	ES	-	-	Costs under renovation esimate
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, rubber treads and risers, painted bar steel guardrails and handrails	No action required.	3	3	3	3	ES	-	-	
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42". Handrail heights at 2'-10". Guardrail openings do not exceed a 4" sphere.	No action required.	-	-	-	3	ES	-	-	
	- Handrails (height, extensions, profile)	All handrails round and 1 1/2" diameter. All handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor rubber floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a two-stop, 2,500 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors flush wood. Door frames, sidelight frames, and borrowed light frames are painted hollow metal and in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	Walls are painted GWB with 4" or painted CMU walls w/ vinyl base and are in fair to good condition, VCT floor tile appears in good condition throughout. ACT ceilings are sagging in many locations and stained in some locations. Source of staining and sagging tiles is unknown.	Sagging ceiling tiles appear intact. If sagging persists, replacement of ceiling tiles may be required. In locations where staining is occuring, further investigation of the source of staining is needed.	3	2	2	2	ES	S	-	Under maint. budet.
	- Casework & Cubbies	Wood veneer casework and cubbies appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards and chalkboards appear in good condition	No action required.	-	-	-	2	ES	-	-	
	- Sinks	Code compliant with proper clearances below sink	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Audio-Visual & Interactive Systems	Projection screens above markerboards.	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	ceramic tile flooring, 3'-4" high ceramic tile wainscotting, GWB upper walls painted, ACT ceilings; all finishes appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Toilet tissue dispenser, toilet grab bars, paper towel dispenser, soap dispenser	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items code compliant	No action required.	-	-	-	-	-	-	-	
9.	**General Purpose Classrooms**										
	- Finish Materials	1965 portion: painted CMU and GWB walls in good condition, VCT flooring in good condition. Painted metal roof deck in fair to good condition. 2001 portion: painted CMU and GWB walls, VCT flooring with 4" vinyl base, ACT ceilings	Many painted metal roof deck ceilings in classroom show evidence of water infiltration and should be repaired. Further investigation is required to identify source of damage.	3	3	2	2	ES	S	-	Under maint. Budget
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards and chalkboards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Code compliant with proper clearances below sink. See GGD report.	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Audio-Visual & Interactive Systems	Projection screens above markerboards.	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
10.	**Science Classrooms**	N/A	No action required.				-	-	-	-	
11.	**Art Classrooms**										
	- Finish Materials	Painted GWB and CMU walls are in good condition. Wood floors appear in good condition. Painted metal roof deck ceilings in good condition	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	No visual display surfaces. Artwork mounted on walls	No action required.	-	-	-	-	-	-	-	
	- Sinks	Code compliant with proper clearances below sink. See GGD report.	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	Projection screens above markerboards.	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
12.	**Technology Clsrms.**										
	- Finish Materials	Painted GWB and CMU walls are in good condition. VCT floor appears in good condition. ACT ceiling is in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards and chalkboards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Code compliant with proper clearances below sink. See GGD report.	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Audio-Visual & Interactive Systems	Projection screens above markerboards.	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
13.	**SPED Classrooms**										
	- Finish Materials	Painted GWB and CMU walls are in good condition. VCT floor appears in good condition. ACT ceiling is in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards and chalkboards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Code compliant with proper clearances below sink	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Audio-Visual & Interactive Systems	Projection screens above markerboards.	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
14.	**SPED OT/PT**	N/A	No action required.				-	-	-	-	
15.	**SPED Tutorials**	N/A	No action required.				-	-	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	N/A	No action required.				-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
17.	**Performing Arts - Auditorium**	N/A (See cafeteria for "cafetorium")	No action required.				-	-	-	-	
18.	**Performing Arts - Stage**									-	
	- Finish Materials	Wood flooring appears in good condition, painted CMU walls at backstage appears in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	Acoustical wall panels mounted within adjacent cafetorium	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	Conventional track lighting in front on stage curtains. See GGD report	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	- Stage Curtains (fire, proscenium, back of house)	Pull type stage curtain hung from fixed, chain hung rigging. Backstage curtains fixed positioned hung from fixed, chain hung rigging.	No action required.	-	-	-	3	ES	-	-	
	- Rigging	Fixed, chain hung rigging	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Open riser stairs leading up the stair from the cafetorium area. No direct handicapped access to stage from cafetorium. Chairlift located at back of stage.	Provide accessible route from Auditorium House to stage in conformance w/ current ADA requirements.	-	-	-	-	OB	L	chair lift allow	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Painted GWB and CMU walls are in good condition. Wood floors appear in good condition. Painted metal roof deck ceilings in good condition	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	Acoustical wall panels mounted on classroom walls	No action required.	-	-	-	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards and chalkboards appear in good condition	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Code compliant with proper clearances below sink. See GGD report.	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
20.	**Media Center**										
	- Finish Materials	Painted GWB walls w/ vinyl base is in good condition. Carpeting appears original and is in fair condition. ACT ceilings appear in good condition.	Replace carpet w/ carpet tile throughout Media Center.	2	3	2	2	ES	S	2040 sf	
	- Stacks	Painted metal adjustable shelving with wood veneer top surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Shelves	Painted metal adjustable shelving with wood veneer top surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	Wood veneer with plastic laminate working surfaces are in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum framed tackboards are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Library office adjacent to the media center. Staff work room adjacent to media center and library office.	Replace carpet w/ carpet tile.	-	-	-	3	ES	S	350 SF	
21.	**Gymnasium**										
	- Finish Materials	painted CMU walls are in good condition. Synthetic flooring appears in fair to good condition except where damaged by water from ceiling. Painted acoustical metal roof deck appears in good condition.	Further investigation is required to determine source of leak at roof. Entire roof deck should be painted. Repair flooring damage.	2	3	2	2	ES	S	allow 200 sf	
	- Wall Pads	Continuous six-foot high wall pads located on three sides of the gym, except where gym bleachers are located all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	Painted acoustical metal roof deck ceiling.	Repair all roof penetrations through roof deck where water infiltration has occurred.	-	-	-	2	ES	I	-	Under maint. Budget
	- Backstops	Glass and painted plywood basketball backboards	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Scoreboard & Time Clocks	Scoreboard with LED display game clock, home score, visitor score, player and fouls display	No action required.	-	-	-	3	ES	-	-	
	- Bleachers	Plastic four-tier pull out bleachers are in good condition and appear to meet current ADA requirements.	No action required.	-	-	-	3	ES	-	-	
	- Dividing Curtains	Roll-up dividing mesh diving curtain hung from gym roof truss	No action required.	-	-	-	3	ES	-	-	
22.	**Natatorium**	N/A	No action required.				-	-	-	-	
23.	**Weight Room / Exercise Room**	N/A	No action required.				-	-	-	-	
24.	**Locker Rooms**	N/A	No action required.				-	-	-	-	
25.	**Locker Area Bathrooms**	N/A	No action required.				-	-	-	-	
26.	**Cafeteria**										
	- Finish Materials	Painted CMU walls are in good condition. Ceramic wall tile wainscotting is approx. 7' high and in good condition. VCT flooring appears in good condition. Painted metal roof deck appears in fair to good condition.	Acoustical metal roof deck should be painted.	3	3	2	3	ES	S	-	Under maint. budget
	- Visual Display Surfaces	None provided. Displays are taped onto the finish wall surfaces.	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	Acoustical wall panels mounted to interior wall surfaces.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Painted CMU walls are in good condition. QT flooring and base appears in good condition. ACT ceilings appear to be in fair to good condition.	No action required.	3	3	2	3	ES	-	-	
	- Overhead or Counter Doors	Stainless steel overhead coiling door at dishwashing counter between cafetorium and dishwash area within the kitchen, not used. All breakfast and lunches served on disposalable styrofoam trays.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Four door entrance/ exit, two separate serving line set-up	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Equipment Visual	Kitchen equipment appears in good condition.	No action required.	-	-	-	3	ES	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Painted GWB and CMU walls w/ vinyl base is in good condition. VCT flooring appears in condition. ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Code compliant with proper clearances below sink	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Audio-Visual & Interactive Systems	N/A	No action required.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	Painted GWB and CMU walls w/ vinyl base is in good condition. VCT flooring appears in condition. ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Code compliant with proper clearances below sink	No action required.	-	-	-	3	ES	-	-	
30.	**Admin. Office Area**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Painted GWB and CMU walls w/ vinyl base is in good condition. Carpet is in poor condition. ACT ceilings appear in good to fair condition.	Replace all carpet w/ carpet tile. Replace ACT ceiling tiles at areas with staining. Further investigation required to determine source of stained tiles.	1	3	2	2	ES	S	1200 SF (carpet)	ACT under maint. budget
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Buzz-in door lock with security camera at main entrance only	No action required.	-	-	-	3	ES	-	-	
	- Reception/Waiting	Limited area in front of main reception desk	No action required.	-	-	-	-	-	-	-	
	- Conference	Conference room located acroos the corridor from administration area within guidance departement	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	GWB and CMU walls, painted; carpeting with 4" high vinyl base, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tackboards	No action required.	-	-	-	3	ES	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Painted GWB and CMU walls w/ vinyl base is in good condition. VCT flooring appears in good condition. ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	

DRAFT

SCHOOL NAME: Pawtucketville Memorial Elementary School

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Aluminum framed tackboards in good condition.	No action required.	-	-	-	3	ES	-	-	
33.	**Student Toilets**										
	- Finish Materials	Full height ceramic wall tiled walls and mosiac floor tiles in good condition. ACT ceiling is in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Toilet Partitions	Painted steel, recently replaced.	No action required.	-	-	-	3	N	-	-	
	- Plumbing Fixtures	Code compliant sink and watercloset	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Toilet tissue dispenser, toilet grab bars, paper towel dispenser, soap dispenser	No action required.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items code compliant	No action required.	-	-	-	-	-	-	-	
34.	**Staff Toilets**										
	- Finish Materials	Ceramic wall tiled walls (approx. 7' high) and mosiac floor tiles in good condition. ACT ceiling is in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Toilet Partitions	N/A	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and watercloset	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	

DRAFT

SCHOOL NAME: Pawtucketville Memorial Elementary School

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessories	Toilet tissue dispenser, toilet grab bars, paper towel dispenser, soap dispenser	No action required.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items code compliant	No action required.	-	-	-	-	-	-	-	
35.	**Storage**										
	- Finish Materials	Painted GWB and CMU walls w/ vinyl base is in good condition. VCT flooring appears in good condition. ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Built-In Storage	None, free standing metal storage shelving	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Painted CMU walls, concrete floor, no ceilings	No action required.	3	3	3	3	ES	-	-	
	- Sinks	Custodian sink. See GGD report.	No action required.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	-	
	- Tool &Supply Storage	Free standing metal storage shelving	No action required.	-	-	-	3	-	-	-	
	- Equipment Pads	4" high concrete equipment pads located underneath all mechanical equipment	No action required.	-	-	-	3	-	-	-	
37.	**Controls**										
	- Height (accessibility)	All items code compliant. See GGD report.	See GGD report.	-	-	-	-	-	-	-	

DRAFT

PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL

Date of Review: Tuesday, July 16, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Pawtucketville Memorial Elementary School (#21), located in the Pawtucketville neighborhood of Lowell, was originally completed as a one-story tuberculosis hospital (date unknown), then converted to an elementary school, followed by an Addition in 2001. The facility, built on a level site, is comprised of a one-story original wing and a two-story Addition, with a floor area of approximately 71,200 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Sister School: Wang Middle School.
2.	**Original Construction:** Original Wing (likely circa 1950s) & (Addition (2001).) Age of Building: 12 years (Addition) & approx. 58 years. Struct. Engr: Name not available. (Original Wing) Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: MA DPS - Structural Standards - Bldg. Regulations for Schoolhouses (19??) Struct. Engr: Engineers Design Group, Inc. (Addition) Structural Dwgs: Available - S0-1-1 to 4, S1-1-1A to 3A,,S3-1-1 to 2, SP-1-1, SX-1-1 (Jun 23, 1999). Contractor: Name not available. Applicable Building Code (Addition): MA State Building Code - 6th Ed. (effective February 28, 1997)
3.	**Renovations:** 2001. Struct. Engr: Engrs Design Group, Inc. (Orig. Wing) Structural Dwgs: Refer to list above. Contractor: Name not available. Applicable Building Code (Orig Wing): MA State Building Code - 6th Ed. (effective February 28, 1997)
4.	**Description of Structure:** The facility, built on a level site, is comprised of a one-story original wing and a two-story Addition, with a floor area of approximately 71,200 square feet. Some areas of roofs support photovoltaic solar panels. Primary structural components include the following: Original Wing - concrete foundation walls; structural steel columns and beams; unreinforced CMU walls with new seismic clips; and exterior cladding is brick veneer with CMU back-up framing. Addition - reinforced concrete - spread footings, foundation walls, concrete slab on grade at First Floor; structural steel - HSS columns, beams (composite at floor); reinforced CMU at Gym, enclosed stair shafts, and elevator; normalweight concrete with composite steel deck floor slabs; open web steel joists at roof; special gabled joist trusses at Gym; acoustic steel roof deck at Gym; wide-rib steel roof deck. There is an expansion between the Original Wing and Addition. Lateral force-resisting system is typically reinforced CMU walls tied to HSS columns at Gym. Exterior cladding is typically brick and CMU veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL

Date of Review: Tuesday, July 16, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Flagpole Near Front Entrance: The bolt connection at the upper flagpole bracket appears has become loose. This condition is a potential safety hazard and should be attended to immediately. An allowance covering an investigation and appropriate repair of this condition should be included.			**1**	**I**
	b.	Roofs: A number of roof leaks have been reported at this facility and there is evidence on the ceiling tiles below the roofs. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

PAWTUCKETVILLE MEMORIAL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is supplied by a 6" water service. Building is fully protected with an automatic sprinkler system. Fire Service is 6" in size, serviced by a 6" Watts Double Check Valve Assembly.	3	ES	N/A	Equipment is in good condition.		JIG
2.	**Type of Sprinkler System**	System is a wet type system with a 4" alarm wet valve at service entrance. Piping is black steel with a combination of threaded and coupling joints & fittings.	3	ES	N/A	None, maintain system inspections and testing per NFPA 25.		JIG
3.	**Special Systems**	Kitchen Hood is protected with a chemical suppression system.	3	ES	N/A	None.		JIG
4.	**Misc Fire Protection**	One of the two Fire Department connection appears to be a Siamese 2-1/2" x 2-1/2" x 4", caps were not present, connection is susceptible to vandalism and is located at exterior wall of boiler room.	3	ES	L	Install caps on Fire Department connection.		JIG
5.	**Misc Fire Protection**	Second Fire Department connections appears to be a 4" Storz Connection located at front entrance.	3	ES	N/A			JIG
6.	**Sprinklers**	Sprinklers are solder type heads.	3	ES	N/A	None.		JIG

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4 - Excellent - New		
N/A - Not Applicable		

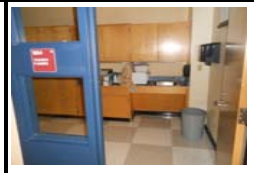
E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a meter and reduced pressure backflow preventer. There is a separate RPBP for boiler makeup water.	3	ES	N/A	None.		JIG
2.	**Hot Water System**	Hot water system is generated by one gas fired Vebtura Model #40V250 . The heater has an input of 399,000 btuh and 250 gallon storage capacity.	3	ES	N/A	None.		JIG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints.	3	ES	N/A	None.		JIG
4.	**Storm Drain System**	Roof Drains appear to be in good condtion.	3	ES	N/A	None.		JIG
5.	**Plumbing Fixtures**	Fixtures appear original to building. Water Closets are wall hung with manual flush valves, 1.6 gallons per flush.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG

DRAFT

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Plumbing Fixtures**	Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with either two handle faucets, hot & cold metering faucets, or single temperature metering faucets.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG
7.	**Plumbing Fixtures**	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughtout the building.		JIG
8.	**Plumbing Fixtures**	Drinking fountains are hi-low, non-chiller type.	2	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG
9.	**Plumbing Fixtures**	Mop sinks are floor mounted. Mop faucets are equipped with vacuum breakers.	2	ES	N/A	None.		JIG
10.	**Plumbing Fixtures**	Classrooms and Teachers Lounge Sinks are stainless steel, single compartment type.	2	ES	L	Provide accessible fixtures.		JIG
11.	**Plumbing Fixtures**	Kitchen Fixtures are in good condition. Three bowl pot sink is piped to in-floor grease interceptor.	2	ES	N/A	Could not tell the last time it was serviced. Recommend cleaning unit and checking if interceptor is of appropriate size.		JIG

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
12.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen equipment ,and HVAC units. Piping is black steel with welded and threaded joints depending on pipe size.	3	ES	N/A	System appears to be in working order.		JIG
	MECHANICAL							
1.	**Heating Plant**	The heating plant consists of (2) gas fired hot water Burnham cast iron boilers with Gordon Piatt burners operating at 3,389 MBH input capacity. The burners appear to have the ability to operate on either gas or fuel oil. The breeching is constructed of a double wall positive pressure system that is common vented and exits the building vertically through the roof. There is one non-insulated vertical expansion tank for hot water expansion, (2) base mounted end suction pumps of the Taco manufacture at 180 GPM with a 15 HP motor. Each pump is controlled utilizing a variable frequency drive of the Intellipass manufacture. Each boiler was provided with an inline boiler circulator pump for proper flow requirements. Combustion air is provided through an indoor air handling unit which is equipped with a supply fan, filter section and a hot water coil and is ducted to the outdoors through a wall mounted louver. This unit is also utilized in the mechanical room for spacial heating requirements. Both boilers, boiler circulators, and hot water system pumps had what appeared to be condensation forming and dripping onto the floor. This condition has caused corrosion to form on the boiler sections and outer shells as well as on the pump impeller casings. It seems that the chilled water piping system is interconnected with the hot water system and either there are no isolation valves or they are not operating correctly and allowing chilled water to flow through the boilers and hot water pumps.	2	ES	S	It is recommended that maintainance be provided on the boilers and pumps as corrosion is appearing on the shell of the boiler which could indicate issues with leaking or condensation. The hot water expansion tank should be insulated to prevent heat loss. Control sequence should be reviewed to ensure chilled water is not entering the hot water system or vise versa. It is recommended that isolation valves be installed if they are currently not provided. This condensation issue could potentially cause issues with cast iron section cracking. Cost associated with boiler condensation is included under the automatic temperature controls section, expansion tank and piping insulation cost is included under the piping systems section.	   	LV

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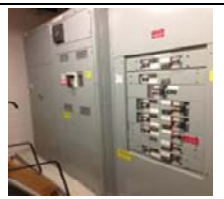
E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The cooling plant consists of (2) roof mounted McQuay air cooled liquid chillers operating at a capacity of 140 tons each. Chilled water circulates throughout the building with the use of (2) base mounted end suction pumps of the Taco manufacture and both are provided with 10 HP motors which are controlled via variable frequency drives of the Intellipass manufacture. This system is provided with a vertical insulated expansion tank and a chemical shot feeder for pipe treatment. The building is also provided with a dual temperature piping loop which allows either chilled water or hot water to travel within it. The loop is associated with (2) base mounted end suction Taco pumps at 420 GPM with a 20 HP motor. One pump housing is insulated and the other is not, this is causing severe condensation on the pump housing and fastners. Corrosion is present on all non-insulated components due to this condensation.	2	ES	S	It is recommended that the dual temperature pump housing be reinsulated to prevent further corrosion. Service should be provided on the pump and the pump housing to determine the extent of the corrosion. Chillers should receive yearly maintenance to ensure chiller coils are free of debris, compressors are lubed and refrigerant system is fully charged. Pumps should also receive yearly maintenance for shaft and motor alignment and motor bearing lubrication.	 	LV
3.	**Air Handling Unit Systems**	The Library and Admin areas are tempered through the use of (2) McQuay roof top units which were recently installed in 2002. These units are provided with hot water coils, supply fan, exhaust fan, filters, and chilled water coils. The units are associated with a galvanized sheet metal duct distribution system which terminate in each space with ceiling mounted diffusers and return grilles. The gym utilizes (2) indoor air handling units which are provided with hot water coils, supply fans, and filters. These units are associated with exposed supply, return, and outside air ductwork. Return ductwork travels to approximatly 12" above the finished floor. The Cafe, Stage, Art, and Music rooms are tempered through the use of one indoor McQuay air handling unit which is equipped with hot water coil, supply fan, return fan, chilled water coil, and filters. The unit is located within the ceiling cavity above the kitchen and has a galvinized duct distribution system which is exposed in the spaces indicated above. The kitchen is provided with a kitchen hood which has make up air directly connected to it, as well as, ceiling diffusers. Make up air for this space is provided through a gas fired make up air unit.	2	ES	N/A	It is recommended that general service is provided on all air handling equipment such as, coil cleaning, fan shaft alignment, lubricating motor bearings and filter replacement quartly per year.	  	LV
4.	**Terminal Unit Systems**	Typical classrooms were provided with wall mounted McQuay unit ventilators which had hot water coils, chilled water coils, supply fans, outside air ductwork connections and filters. These units appear to have been replaced in the 2002 renovation. Vestibules, corridors, and toilet rooms were tempered with a mix of fin tube radiation and unit heaters.	2	ES	N/A	It is recommended that general service is provided on all the unit ventilators and unit heaters such as, coil cleaning, lubricating motor bearings, and filter replacement quartly per year.		LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces , and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition.	2	ES	N/A	Motor bearings and shafts should be lubricated, as well as, belt replacement on a yearly basis.		LV
6.	**Piping System**	The schools hot water piping system appears to be Schedule 40 black steel. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiber glass insulation is utilized on the piping system however, it appears to be lacking in certain areas and should be replaced where soiled, missing or damaged insulation is currently installed. The piping system within the school appears to be a primary secondary type system. Each air handler has a circulator which is activated when heating or cooling flow is required. The primary system pumps circulate water between the main plant and the building piping loop and these equipment circulators pull from this primary system as required for their independant cooling or heating needs based on spacial requirements.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	 	LV
7.	**Automatic Temperature Controls**	The current control system is manufactured by Johnson Metasys which was recently installed in 2002. The direct digital control system appears to be functioning however, there are several issues which should be addressed. The circulation of chilled water in the hot water system must be rectified, temperature swings throughout the building, condensation on the outside of the piping insulation may indicate that chilled water temperatures are too low or unoccupied settings are too far off the occupied settings. This could be causing severe humidity and high temps within the building cavity and once the system is put into occupied mode its creating major swings in building humidity and temps causing condensation on walls and exterior piping insulation. This could potentially cause mildew and create odors within the building.	2	ES	S	It is recommended that the control system sequences are reviewed and verified for proper operation. Occupied/unoccupied settings should be reviewed to determine proper offsets are provided to optimize energy efficiency. Verify dual temperature isolation valves are properly working and closing to equipment that do not require cooling or heating depending on season.	 	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1600 amp, 277/480 volt, 3 phase, 4 wire and is in good condition. The equipment is manufactured by GE Spetra Series. The main circuit breaker is the MicroVersa Trip plus. The Switch board also contains a built in Digital Electrical meter.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		DMP

DRAFT

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders and subpanels are in good condition. There is a TVSS unit installed on the main switchgear manufactured by LEA International. The LED readouts on the TVSS indicate that one of the protection modules need to be replaced.	2	ES	N/A	The TVSS equipment should be tested by authorized testing company and module repaired in the unit serving the main switchboard. Life of system is same as service equipment.		DMP
3.	**Photovoltaic System**	A 100KW self ballasted roof mounted PV system is installed. The inverter is located in the outdoor storage room along with the digitial monitoring system. The PV system is in good condition and is code compliant.	3	ES	N/A	The system seems to be well maintained and is operating properly.	 	DMP
4.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. Classrooms have surface metal raceway with power and data installed in the front and rear of the room.	3	ES	L	The surface raceway is generally in good condition however there are some areas where it has been damaged and should be repaired.		DMP

DRAFT

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N/A - Not Applicable		

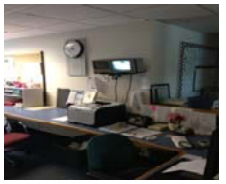
E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. Classrooms consist of pendant direct/indirect fixtures with a 3 lamp cross section and controlled so that a maximum of only two lamps can be on at any one time. Corridors and offices consist of 2x2 and 2x4, 9 and 18 cell parabolic troffers and 6 inch recessed fluorescent down lights. The gymnasium contains new 6 lamp T5HO high bays with integral occupancy sensors and wire guards. The cafeteria has pendant decorative indirect luminous bowls. Lighting control consists of occupancy sensors in classrooms and offices, line voltage local key swithces for common areas and time clocks for exterior site lighting.	2	ES	N/A	The lighting is in good condition and light levels appear adequate. The custodial staff did not have any comments on the lighting fixtures.	  	DMP
6.	**Exterior Lighting**	Exterior lighting consists of canopy lighting and building mounted HPS flood lighting. The light fixures are in poor condition.	1	OB	S	It is recommended that the fixtures be replaced with LED type.	 	DMP

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2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Emergency Power**	An Exterior Generac 2000 series diesel generator serves both emergency and optional standby loads. The generator is in excellent condition and is code compliant.	3	ES	N/A	The generator has been well maintained. The area around the generator has become over-grown and needs to be cut back beyond the generator enclosure.		DMP
8.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order.		CGD
9.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Simplex 4010.	2	OB	S	The custodian reported that the panel is usually in trouble. The system was in trouble at the time of the visit and the custodial staff indicated that the system is problematic and is prone to many false alarms. The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		CGD
10.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.		CGD

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Communication / Clock System**	The paging, intercom and clock system are functioning properly. The system is manufactured by Simplex. An IWATSU telephone system is present and appears to be in good working order.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	DMP
12.	**Data Systems**	The data system is in good condition. Cat 5e wiring has been installed to serve computer labs and classrooms. The number of drops in each classroom consists of six in most rooms.	2	OB	L	The system appears to be well maintained. We would recommend updating to Cat 6 in the near future.		DMP

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10 Peter W. Reilly Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site, adjacent to the Sullivan Middle School; Located within a dense residential neighborhood
- Open building site; buildable area to North and South of the building.
- Parent car drop-off / pick-up in back of the school, bus access located at front of school within the shared parking lot between schools.
- Ample parking adjacent to the school. Back lot shared with adjacent Sullivan Middle School.

Surfaces and Features:

- Bituminous at entry appear original with concrete patches where canopies removed. Bituminous paving surfaces and sidewalks around building perimeter are in fair condition, no perimeter access roadway. Numerous cracks within all paved areas.
- Designated play area on site within a fenced area adjacent to the kindergarten classrooms
- Bituminous curbing at drop off area and front parking lot is in fair condition.
- Site landscaping is adequately maintained and appropriate for the site
- No apparent site drainage issues

Building Exterior

Exterior Wall and Canopies:

- Aluminum Exterior windows have been replaced in 2011 throughout the building.
- All exterior doors and door hardware replaced during window replacement in 2011
- Brick exterior wall of the 1958 portion of the school appears in good condition
- 1969 addition exterior and structure cast-in-place concrete, and is in fair condition, with numerous cracks and damage around the building's exterior

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Summary Narrative

Roof:

- Fully adhered membrane roof installed 2004, no current roof leaks within the building
- Roof drains clear and free of debris. No standing water on roof surface
- Rooftop ventilation units need repair and operate inefficiently

Building Interior

Finishes:

- Corridor walls within the 1958 portion of the school built with plaster upper walls with a ceramic tile wainscot. The plaster has been painted recently.
- Classroom, cafeteria , cafeteria and office walls within the 1958 portion of the school all plaster and need repainting
- ACT ceiling tiles within the 1958 portion of the school original concealed spline system, and many loose due to repairs and lack of proper reinstallation
- Carpet is being removed from classrooms throughout the school and is being replaced by new VCT flooring
- Corridor walls within the 1969 portion of the school built with plaster, concrete and concrete block walls. All walls have been painted recently
- Gymnasium wood flooring in good condition requiring few repairs

Openings:

- Interior wood doors are in fair condition. Interior door hardware knob type handles, not lever hardware.
- Hollow metal door and window frames show normal wear.
- Signage adjacent to door openings do not contain raised characters or braille

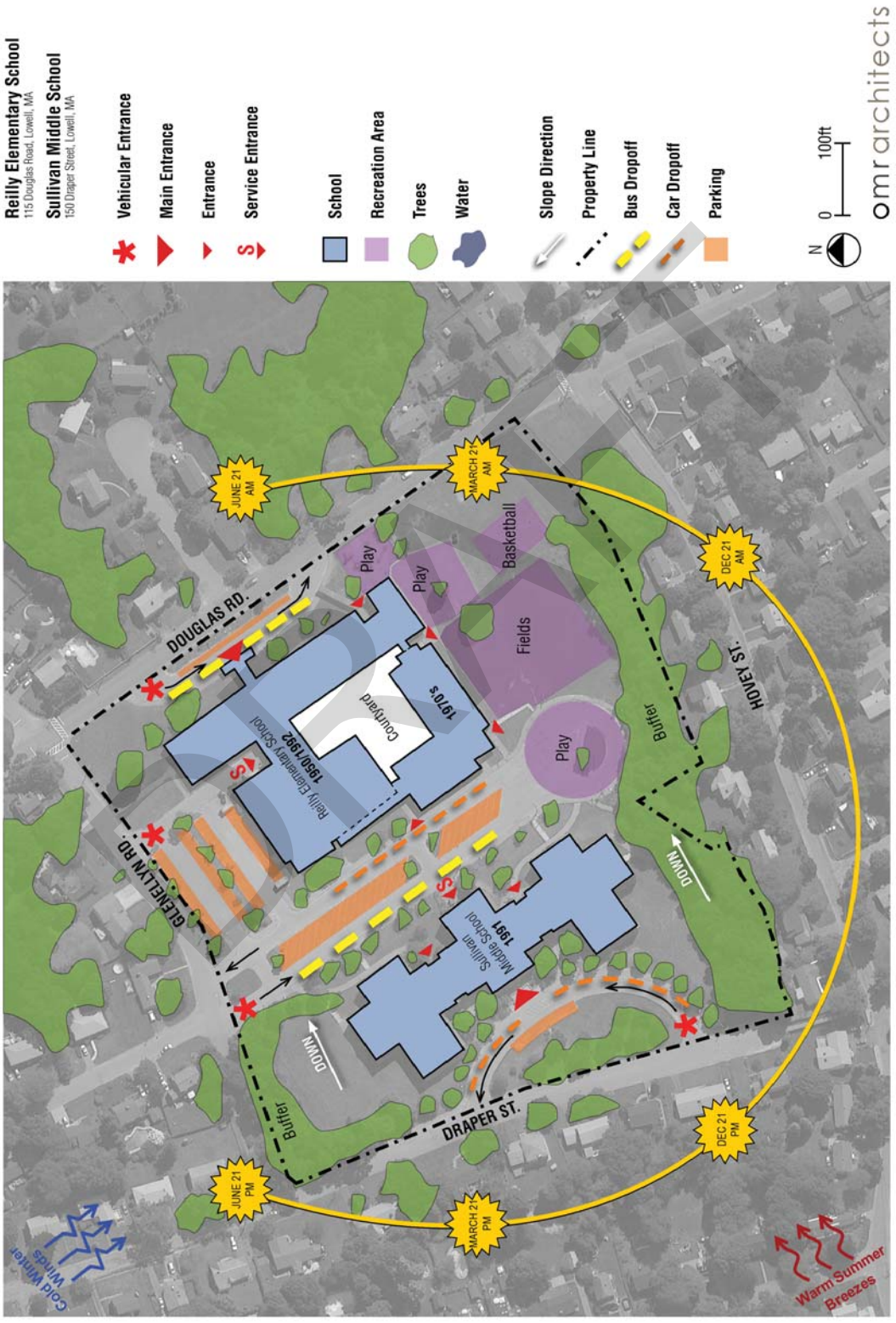
Vertical Circulation:

- There is no elevator within this school
- Ramps and ramp handrails do not meet current building code requirements in terms slopes or handrail layouts
- Access to stage in auditorium does not meet current ADA/MAAB requirements due to lack of direct access from cafeteria to stage
- All exterior doors inaccessible due to stairs or non-compliant ramps leading to such entrances.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View looking towards service yard.



View along exterior wall of original building where windows were recently replaced.



View of main school entrance.



View of typical classroom wing at ’69 addition where windows were recently replaced.



View from sidewalk at Sullivan Middle School parking lot / paved play area.



View from courtyard looking at original building on left and ’69 addition on right.

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Photographs



View from recently renovated Media Center.



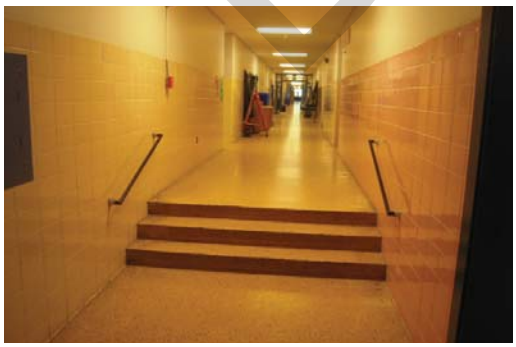
View from main school entry lobby looking towards main office.



View down classroom corridor in original building.



View of typical classroom in original building.



View of stair at junction between original building and ’69 addition.



View of stair at junction between original building and ’69 addition.

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Photographs



View of ramp in corridor of ’69 addition.



View of typical classroom in ’69 addition.



View of classroom in ’69 addition.



View of recently renovated toilet room; construction incomplete.



View from Cafetorium looking towards kitchen.

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General Building Information

SCHOOL NAME	**Peter W. Reilly Elementary School**
SCHOOL ADDRESS	115 Douglas Road, Lowell MA 01852
SERVING GRADE LEVELS	K through 4
NUMBER OF STUDENTS	564 (2012-13 school year)
NUMBER OF STAFF	75 (2012-13 school year)
ORIGINAL CONSTRUCTION	1958
DATE OF ADDITIONS	1969 (renovation 1997)

General Site Information

TOTAL SITE AREA	**598,451 sf**
SITE AREA FOR BUILDINGS	82,800
SITE AREA FOR PAVING	95,000
SITE AREA FOR PLAYFIELDS	69,199
SITE AREA FOR OPEN SPACE	351,452
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Belvidere

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	-	-	74,129 total	one story,	no
Addition	-	-			no

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: REILLY ELEMENTARY SCHOOL

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(5) total entrances to the school; (2) entrances on east side including main entrance, (2) on main entrances on south side including service, (1) on west side. (1) entrance at the loading dock and receiving area on north side. Glazed aluminum doors in aluminum frames w/ aluminum framed sidelights appear in good condition. Painted steel doors w/ painted steel frames are in fair to poor condition.	Repair and/or replace exterior steel doors and frames. (See B.4)	2	ES	S	See B.4 under ext. section	
	- Connection to accessible route and accessibility	Most entrances are not accessible, but are connected to accessible routes.	No action required. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	-	-	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking is located on north side and shared parking with Sullivan MS on west side.	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Bituminous curbing is in fair to poor condition throughout site. Granite curbing at curb cuts to streets appears in good to fair condition.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Aisle parking, angled on west side. Approximately 48 parking spaces including. Approximately 64 parking spaces on north side. Approximately 10 parallel parking spaces on east side.	No action required.	3	ES	-	-	
	- Parking striping	Parking striping is in good condition.	No action required.	3	ES	-	-	
	- Accessible Parking Signage	Yes	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							

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Lowell Public Schools - Comprehensive Facilities Assessment
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	Drop-off and pick-up area is on the east side of the building.	No action required.	3	ES	-	-	
	- Car and Bus Separations	Cars and buses drop off at separate locations.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	"one way" signage indicates pick-up/drop off circulates through parking aisles and queuing long south side.	No action required.	3	ES	-	-	
	- Traffic Markings and Traffic Signage	One-way signage missing at bus drop-off in front of building.	No action required.	-	OB	-	-	
	- Walkway Materials	Concrete at service area on north side is in poor condition. Bituminous walkways throughout are in fair to poor condition.	Patch concrete paving where spalling has occurred. Repair bituminous walkways.	3	ES	S	35 SF (conc) 2900 sf bitum.	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: No	If future building renovations trigger accessibility code or building code requirements, install detectable warning pavers at curb cuts.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	No ramp on site; loading dock requires ramp for accessibility.	If future building renovations trigger accessibility code or building code requirements, provide ramp at loading dock to meet current code requirements.	-	OB	-	-	
5.	**Fire Department Access**							
	- Locations	See GGD report	See GGD report	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in fair condition. Bituminous paving at pedestrian pathways appears to be in fair to poor condition	Patch asphalt paving and concrete paving.	2	ES	S	see entry abv.	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	Loading dock: No; Leveler: No.	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) dumpsters located at loading dock; (1) 6yd dumpster for trash (1) 2yd dumpster for recycling - assumed usage; no trash compactor.	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Playing fields are located on the south side.	No action required.	-	-	-	-	
	- Playgrounds	The Reilly School Community Playground is located on the southeast side.	No action required.	-	-	-	-	
	- Storage Sheds	Unidentifiable storage unit is located on north side next to parking.	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Fencing located along south edge of site between abutter's properties and school property and around play fields and playground and are in good to fair condition.	No action required.	-	-	-	-	
9.	**Site Topography**							
	- Characteristics	Site is generally flat around Reilly ES, but does slope at Sullivan MS on west side.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Trees and shrubs located on all sides of building. Primarily deciduous trees throughout, some coniferous trees located along property edge on south side. Shrubs are primarily deciduous and located throughout site and some along building perimeter and main entrance.	No action required.	-	-	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Materials and Characteristics	Enclosed courtyard appears to be well maintained and in good condition. No apparent drainage issues.	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter are broken in some locations. See GGD report	See GGD report	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	See GGD report.	See GGD report	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	Photovoltaic paneling appears in good condition.	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	N/A	No action required.	-	-	-	-	
	- Bicycle Racks	N/A	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at main entrance at east side and in good condition.	No action required.	-	-	-	-	
16.	**Site Drainage**							
	- Ponding	None visible	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Catch Basins	Yes	No action required.	-	-	-	-	
17.	**Irrigation System**	N/A	No action required.	-	-	-	-	
18.	**Other Observations**	N/A	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (modular size) running bond pattern. Brick and mortar is in good condition. Cast in place concrete walls at 1970's addition is in good condition with the exception of staining.	Clean all concrete walls where staining has occurred. Further investigation is required to determine if roof flashings require repairs or replacement to reduce further staining.	3	ES	S	-	Under maint. budget.
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in good condition and were replaced in 2011.	No action required.	4	N	-	-	-
	- Glazing Type and Color	Clear insulated glass units (IGU) appear in good condition and were replaced in 2011.	No action required.	4	N	-	-	-
	- Operable sash type and sash hardware	Operable sashes appear in good condition and were replaced in 2011.	No action required.	4	N	-	-	-
	- Storm Windows and Insect Screens	Insect screens appear in good condition and were replaced in 2011.	No action required.	4	N	-	-	-
	- Sills	Precast concrete sills appear in good condition and were not replaced with window systems in 2011.	No action required.	3	ES	-	-	-
	- Shades or Blinds	Manual roller shades appear to be in generally good condition.	No action required.	3	ES	-	-	-
3.	**Entrance Systems**							
	- Frame Materials	Entrance systems are in good condition and were replaced in 2011.	No action required.	4	N	-	-	-
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	-

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	-
	- Entry door hardware	aluminum pull, exit device, door closer appear in good condition	No action required.	3	ES	-	-	-
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in good condition. Steel egress doors are in good condition.	Repaint steel doors.	4	N	L	-	Under maint. budget.
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	-
	- Door hardware	aluminum pull, exit device, door closer appear in good condition and code compliant.	No action required.	3	ES	-	-	-
	- Overhead or Coiling Doors	N/A	No action required.	-	-	-	-	-
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	aluminum soffits appear in good condition at overhangs.	No action required.	3	ES	-	-	-
6.	**Sealants & Expansion Joints**							
	- Materials	Silicone sealant appears in good condition at masonry openings and control joints.	No action required.	3	ES	-	-	-
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Both flat and shallow pitched roof occur. Flat roofs (1970's addition) appear to be a white painted membrane roof and in generally good condition. Shallow pitched roofs are ballasted and in generally good condition. Roof drains should be cleared of any debris on an ongoing basis.	Minor repairs are required in some locations.	3	ES	L	allow 300 sf	
	- Roof edges and copings	Painted metal roof edges and copings are in good to fair condition. Most damage has occurred where roofs change height.	Replace damaged metal roof edges.	2	ES	S	allow 50 lf	
	- Walkway pads	N/A	No action required.	-	-	-	-	-
8.	**Skylights**							
	- Type (unit or glazed)	Unit skylights appear in good condition.	No action required.	3	ES	-	-	-
	- Glazing Type	Tinted acrylic glazing at unit skylights appear in good condition.	No action required.	3	ES	-	-	-
	- Curbs	Skylight curbs appear in good condition.	No action required.	3	ES	-	-	-
9.	**Gutters and Downspouts**							
	- Locations and Materials	No gutters or downspouts; cast iron roof drains at flat roofs.	No action required.	3	ES	-	-	-
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage.	No action required.	3	ES	-	-	-
10.	**Exterior Stairs and Ladders**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Concrete stairs appear in good condition and are not accessible in some locations. Metal ladders for access to high roofs appear to be in good condition.	Repair cast in place concrete stair and repaint railings.	2	ES	S	150 SF	Railing repaint under maint. budget.
11.	**Areaways**	N/A	No action required.	-	-	-	-	-
12.	**Decorative Items or Features**	N/A	No action required.	-	-	-	-	-
13.	**Other Observations**	N/A	No action required.	-	-	-	-	-

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	No vestibule at main entrance to school. Main lobby has terrazzo floors, brick walls and a stucco ceiling all in good condition.	If future building renovations trigger accessibility code or building code requirements, provide vestibules at all entries.	3	3	3	3	ES	-	-	Costs under renovation estimate
2.	**Corridors**										
	- Finish Materials	1958 CR wing: Terrazzo flooring is in good condition (minor cracking in a few locations) and appears original to the building. Walls have ceramic tile to approximately 5' with GWB above all in good condition. Ceilings are ACT and in good condition. 1969 CR wing: Quarry tile flooring is in good condition. GWB w/ wood base appears in good condition. Wood ceilings appear in good condition.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles and damage to GWB ceilings at skylights.	3	3	2-3	3	ES	L	-	Under maint. budget.
	- Lockers	N/A	No action required.	-	-	-	-	-	-	-	
	- Transoms & Borrowed Lights	Hollow metal door frames and transoms are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into corridor. CR doors have vision glass in most locations.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Porcelain drinking fountains do not meet current code requirements. Some drinking fountains have been replaced.	Provide new drinking fountains that meet current code requirements.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
3.	**Building Signage**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Materials	Signs are taped onto wall next to entry door and are not code compliant and missing in some locations.	See comments below.	-	-	-	-	OB	-	-	
	- Code Required	Signs provided do not conform per below.	See item below.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Signs provided do not conform to current MAAB or ADA regulations. They do not have raised letting and there is no braille writing provided	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Stair at east end of CR corridor, (3) risers. Stair does not meet current building codes. Wood framed ramp does not appear to be code compliant.	Provide HC accessible ramp in lieu of stairs for ADA compliance. Replace wood ramp at 1969 CR wing.	-	-	-	-	-	S	new ramp and replace wood ramp	
	- Tread & Riser Height Uniformity & Nosing Compliance	Not applicable.	No action required.	-	-	-	-	-	-	-	
	- Guardrails (height, sphere)	Not applicable.	No action required.	-	-	-	-	-	-	-	
	- Handrails (height, extensions, profile)	All handrails round and 1-1/2" diameter. Handrails do not have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs.	Provide handrails that meet current codes.	-	-	-	3	OB	S	1 flight	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	No elevator or wheelchair lift.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors are painted wood with hollow metal framed sidelights in most locations.	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Code compliant; not compliant at single occupant toilet rooms.	Address as part of staff toilet room renovations.	-	-	-	-	-	-	-	See entry for staff toilets
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	9x9 resilient tile flooring is in fair to good condition. GWB walls appear in good condition. Sloped, concealed spline ACT ceilings are in fair to good condition.	Replace resilient flooring and base.	2-3	3	2-3	2-3	ES	S	5000 SF	
	- Casework & Cubbies	Wood casework is in fair to good condition.	No action required.	-	-	-	2-3	ES	-	-	
	- Visual Display Surfaces	tack boards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Audio-Visual & Interactive Systems	wall mounted projection screens, activboards in some locations.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Terrazzo floor appears to be in good condition. Ceramic tile at walls appears new. GWB ceiling appears in good condition.	No action required.	3	4	3	3	ES	-	-	
	- Plumbing Fixtures	wall mounted toilets, sinks and urinals	See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Mirrors	Mirrors appear new and code compliant where occurring.	No action required.	-	-	-	4	ES	-	-	
	- Accessories	non-compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant except accessories.	Replace and relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	9x9 resilient tile flooring is in fair to good condition. GWB walls appear in good condition. Sloped, concealed spline ACT ceilings are in fair to good condition. Some ceilings are exposed concrete structure.	Replace resilient flooring and base.	3, 2	3	2	2	ES	S	10,000 SF	
	- Casework	Wood casework appears to be in good to fair condition.	No action required.	-	-	-	3-2	ES	-	-	
	- Visual Display Surfaces	tack boards and white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**	None									
11.	**Art Classrooms**										
	- Finish Materials	Wood flooring in good condition. GWB walls appear in good condition; moveable wall appears in fair to poor condition. ACT ceiling appears in good condition.	No action required for finishes. Repair moveable wall.	3	3	3	3	ES	S	allowance	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	white boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
12.	**Technology Classrooms.**	(Recently renovated in 1997)									
	- Finish Materials	Carpet flooring is in good condition. GWB walls, soffits and ACT ceilings appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Casework	FF+E	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	9x9 VAT flooring, GWB walls. sloped, concealed-spline ACT ceiling all in good to fair condition.	No action required.	3, 2	3, 2	3, 2	3, 2	ES	-	-	
	- Casework	FF+E	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	White boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
14.	**SPED OT/PT**	None									
15.	**SPED Tutorials**	None									
16.	**Specialized Classrooms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**	(Cafetorium)									
	- Finish Materials	Terrazzo floor appears in good condition. Walls have painted wood paneling and GWB at approximately 7' extending to ceiling. Concealed spline ACT ceiling is in good to fair condition.	No action required.	3	3	3	3	ES	-	-	
	- Seating Area Layout (flat, sloped, aisles)	flat terrazzo floor.	No action required.	-	-	-	-	-	-	-	
	- Seating Type	moveable chairs	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Acoustical Treatments	Large curtains at window wall provide some acoustical treatment to the space.	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	Mono-point type theater lights are suspended from ceiling. (See GGD report)	No action required.	-	-	-	-	-	-	-	
	- House Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
18.	**Performing Arts - Stage**	(Programmed as Music Classroom)									
	- Finish Materials	Wood parquet floor appears original and in good condition. Painted wood paneled and GWB walls appear in good condition. Moveable wall between Music and Art CR's appears in fair to poor condition. ACT ceiling is in fair condition, tiles missing in some locations.	No action required.	3	3	2	3	ES	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	N/A	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	main curtain and valance curtain appears to be in good condition; No proscenium.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Stage is thru Art Room which is accessed by a ramp from adjacent corridor. There is no accessible route to stage from Cafetorium.	Provide accessible means to stage from cafetorium.	-	-	-	-	-	L	chair lift allow.	
19.	**Performing Arts - Music Rooms**	(See 18. Performing Arts - Stage)									
20.	**Media Center**	(Recently renovated in 1997)									

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Finish Materials	Carpet flooring is in good condition. GWB walls, soffits and ACT ceilings appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk w/ P.lam countertop appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Workroom / Staff Areas	None	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										
	- Finish Materials	Wood gymnasium floor appears in good to fair condition; steel angle at wall base is in good condition. Painted brick walls appear in good condition; mortar is cracking in some locations. Ceiling is open to painted structure and roof deck which also appear in good condition.	Minor repairs to flooring required at entrance doors.	3-2	3	3	3	ES	S	15 SF	Under maint. budget.
	- Wall Pads	Wall pads are located on all walls, except at bleachers.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Backstops	(2) fixed, wall mounted, (4) retractable, ceiling mounted.	No action required.	-	-	-	3	ES	-	-	
	- Scoreboard & Time Clocks	scoreboard appears functional.	No action required.	-	-	-	3	ES	-	-	
	- Bleachers	wood telescopic (metal framed) code compliant.	No action required.	-	-	-	3	ES	-	-	
	- Dividing Curtains	None	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	speakers visible	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**	None									
24.	**Locker Rooms**	None									
25.	**Locker Area Bathrooms**	None									
26.	**Cafeteria**	(Cafetorium)									
	- Finish Materials	Terrazzo floor appears in good condition. Walls have painted wood paneling and GWB at approximately 7' extending to ceiling. Concealed spline ACT ceiling is in good to fair condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Stainless steel wall mounted drinking fountain is not code compliant.	If future renovations trigger accessibility code or building code requirements, provide code compliant drinking fountains.	-	-	-	1	OB	-	-	Costs under renovation estimate.
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Terrazzo floor appears in good condition. Walls are glazed CMU which appears in good condition. GWB ceiling also appears in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Overhead or Counter Doors	Overhead door at dish drop-off in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	full service kitchen, equipment original. Dishwasher never used; Styrofoam trays used since building opened	No action required.	-	-	-	3	ES	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	quarry tile flooring in good condition, painted brick and GWB walls. Wood ceiling.	No action required.	3	3	3-2	3	ES	-		
	- Casework	FF+E	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	Epoxy floor w/ integral base in good condition. GWB walls and ACT ceilings are in good to fair condition.	No action required.	3	3-2	3-2	3	ES	-	-	
	- Casework	Wood casework w/ stainless steel countertop in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker board appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	yes, located at casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet is in poor condition. GWB walls in good condition. ACT ceilings are in good condition in most locations except where staining has occurred.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	2	3	3-2	3-2	ES	L	-	Under maint. budget.
	- Casework	wood casework w/ p.lam countertops in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	-	-	-	-	

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	- Entry Door Intercom	Door buzzer located at main entrance	No action required.	-	-	-	-	-	-	-	
	- Reception/Waiting	reception located in main office space, waiting located in adjacent corridor	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**	None									
32.	**SPED Office Areas**	None									
33.	**Student Toilets**	(Some student toilet rooms under construction)									
	- Finish Materials	Terrazzo floor appears to be in good condition. Ceramic tile at walls appears new. GWB ceiling appears in good condition.	No action required.	3	4	3	3	ES	-	-	
	- Toilet Partitions	Partitions appear new in some locations and in poor condition in others. Not all HC stalls appear code compliant and maintain clearance at door and clear floor space at sink.	Provide HC accessible toilet stall.	-	-	-	-	N	S	allow for 2 accessible stalls	
	- Plumbing Fixtures	wall mounted toilets, sinks and urinals	See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Mirrors	Mirrors appear new and code compliant where occurring.	No action required.	-	-	-	4	ES	-	-	
	- Accessories	non-compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant except accessories.	Relocate accessories to be compliant w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**	(Staff toilet rooms are not ADA compliant)									

DRAFT

SCHOOL NAME: REILLY ELEMENTARY SCHOOL

DATE OF REVIEW: 07-12-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Finish Materials	Ceramic tile floors and walls are in good condition.	Perform renovation of staff toilet rooms.	3	3	3	3	ES	S	384 sf area	
	- Toilet Partitions	Partitions are in good condition and appear to be recently replaced. No HC stall.	Provide HC accessible toilet stall as part of renovation.	-	-	-	3	ES	S	part of overall reno.	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Mirrors	Surface mounted mirrors do not appear code compliant.	Provide code compliant mirrors as part of renovation.	-	-	-	-	OB	S	part of overall reno.	
	- Accessories	Some accessories do not appear compliant w/ ADA	Relocate accessories to be compliant w/ ADA as part of renovation.	-	-	-	3	ES	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-compliant w/ ADA	Modify toilet room to comply w/ current ADA requirements under renovation.	-	-	-	-	-	S	part of overall reno.	
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	CMU and concrete walls in good to fair condition. Concrete floors appear to be in good condition.	No action required.	3-2	3-2	3-2	3	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See GGD report.	-	-	-	-	-	-	-	

DRAFT

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Not all controls appear to be accessible. (See GGD report)	If future building renovations trigger accessibility code requirements, relocate controls to be within required reach range.	-	-	-	-	-	-	-	Costs under renovation estimate.
38.	**Other Spaces**	Not applicable.	No action required.	-	-	-	-	-	-	-	

DRAFT

REILLY ELEMENTARY SCHOOL

Date of Review: Friday, June 28, 2013.

D. Structural

1.	**Executive Summary:** The original construction of the Reilly Elementary School (#05), located in the Belvidere neighborhood of Lowell, was completed in 1959 with an addition completed in 1969. The facility is comprised of a series of one-story building volumes, including a small Basement, with a floor area of approximately 55,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 9 - Distress, Defect, or Damage).
2.	**Original Construction:** 1959 Age of Building: 54 years. Structural Engineer: M. A. Dyer Company Structural Dwgs: Not Available. Contractor: Leonard Rugo, Inc. Applicable Building Code: MA DPS - Structural Standards - Bldg Regulations for Schoolhouses (1958)
	Addition Construction: 1969 Age of Building: 44 years. Structural Engineer: LeMessurier Associates, Inc. Structural Dwgs: S1 to S3 (Oct. 8 1968), S4 to S7 (Not available). Contractor: Fletcher Construction Co., Inc. Applicable Building Code: MA DPS - Structural Standards - Bldg Regulations for Schoolhouses (1967)
3.	**Renovations:** 1997 - Architectural only. No structural renovations to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: NA.
4.	**Description of Structure:** The facility is comprised of a series of one-story building volumes, including a small Basement, with a floor area of approximately 55,000 square feet. Some areas of the original building roof support photovoltaic solar panels. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, grade walls, columns, beams, flat plate slabs, waffle slabs; concrete slab on grade at Basement and First Floor; CMU bearing walls; precast/prestressed concrete double tees; structural steel - round columns, wide flange or HSS columns, beams; longspan steel roof joists; cementitious roof plank; steel rood deck. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. Without the benefit of either all the original structural drawings or a detailed investigation, it is problematical to identify the LFRS. The primary structural system likely has some inherent lateral-force resistance that may involve some combination of reinforced concrete or structural steel frame action, and unreinforced CMU walls acting as shearwalls. Exterior cladding is typically brick veneer attached to back-up framing (possibly CMU).
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

REILLY ELEMENTARY SCHOOL

Date of Review: Friday, June 28, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
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N/A - Not Applicable

Action Priority
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L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Infill Panel at Exterior Concrete Wall of Room 402: The concrete infill panel between the stems of the precast/prestressed double tees has some spalling. Since the double tees are suppported on an exterior perimeter reinforced concrete wall at this location, it is possible that the damage may be due to water infiltration. It does not appear as if the double tees have any damage. This condition should be monitored regularly to prevent its developing into a safety hazard. An allowance should be made to cover a repair of this condition.			**2**	**S**
	b.	Front Entrance Brick Pier: There is a large crack in the brick pier where two roof levels intersect. Water entry may have something to do with this codition. It appears as though some repair has already been made at this location. This condition should be monitored regularly to avoid its developing into a safety hazard. An allowance should be made to cover a repair of this condition.			**2**	**S**
	c.	Roofs: All the roofs on this facility are flat, and in one area, a potential bathtub. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**3**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

REILLY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	There is no Sprinkler or Standpipe Systems in the building.	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.		REJ
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System	N/A	N/A	L	Recommend building be fully sprinklered including attic.		REJ
3.	**Special Systems**	No Sprinkler or Standpipe System	N/A	N/A	N/A	None		REJ
4.	**Misc Fire Protection**	No Sprinkler or Standpipe System	N/A	N/A	N/A	None		REJ
5.	**Sprinklers**	No Sprinkler or Standpipe System	N/A	N/A	N/A	None		REJ
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the dirt crawl space under the main entrance and is 4". Service includes a meter with remote reader. There is no reduced pressure backflow preventer at the incoming service however there is one on the boiler water make-up. Water piping is copper tubing with sweat joints. Water piping is insulated with fiberglass. The water pipe insulation on the fittings in the crawl space are of a composite type requiring further investigation. Some copper piping in the crawl space without insulation is corroded.	3	ES	S	Test pipe fitting insulation and pipe condition in the crawl space.		REJ

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by a Laars gas fired water heater with factory insulated storage tank having approximately 300 gallons capacity. The heater gas input was not visible on the equipment. There is no master mixing valve or expansion tank. There is a recirculation system however it is reported that the recirculation does not work in the addition. There is a new set of remodled toilet rooms which have a dedicated 30 gallon electric water heater in the janitor's closet by SPED. There are two temporary 120 gallon electric water heaters abandoned in the main mechanical room when the boiler/water heater replacement was done recently.	3	ES	I	Repair the domestic hot water recirculation system so circulation to is provided to all portions of the building. Provide a master mixing valve and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease. Disconnect and remove existing temporary electric water heaters.		REJ
3.	**Sanitary Waste and Vent System**	Piping where visible is extra heavy or service weight cast iron bell and spigot type. In areas of new work, piping is cast iron with no-hub 4 band stainless steel couplings. There is a grease interceptor in the main mechanical room receiving waste from the kitchen 3 pot sink.	2	ES	S	Piping is functional but aged requiring occasional rodding and cleaning.		REJ
4.	**Storm Drain System**	Piping where visible is extra heavy or service weight cast iron bell and spigot type. The roof is flat with high dome type roof drains. Several roof drain strainers are missing.	3	ES	S	Replace missing roof drain strainers and inspect/clear pipe where strainers are missing to insure proper operation.		REJ

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Plumbing fixtures are a mixture of original and replacement fixtures. Water closets are mostly wall hung, exposed manual flush valves, not water savers however there are a few floor mounted flush valve fixtures also. Urinals are projecting type with exposed manual flush valves, not water savers. Lavatories are wall hung, flat slab type with mostly centerset metering faucets and some with lever handles. Classroom sinks are self rimming stainless steel counter type sink with side ledge mounted mixing pantry faucet. Janitor sinks are rectangular mop receptors with a floor drain and a wall mounted faucet with vacuum breaker. Drinking fountains vary with stainless steel recessed or semi-recessed and semi-recessed vitreous china with push button or knob operators. The Boys and Girls toilet rooms back by SPED have just been remodeled with wall hung water closets and urinals with sensor flush valves and wall hung lavs with sensor faucets.	2>3	2>3	S	Continue to upgrade all toilet room plumbing fixtures and drains with ADA accessible, water conserving fixtures. Upgrade classroom sinks and drinking fountains with water conserving fixtures.		REJ
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers and water heater. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None		REJ
	MECHANICAL							

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The heating plant consists of (4) hot water gas fired Benchmark condensing hot water boilers, each at 2,000 MBH input capacity. Breeching is constructed of a double wall positive pressure system that combines two boilers into one stack, thereofore there are two stacks that exit the building vertically through the roof. There is one non-insulated vertical expansion tank for hot water expansion, (3) base mounted end suction pumps of the Bell and Gossett manufacturer at 223 GPM, 62 ft of head and a 7.5 HP motor. Two pumps operate at the same time for system circulation. Combustion air is ducted to the outdoors with galvanized sheet metal and communicates directly to the boilers. Unit heaters are utilized within the mechanical room for spacial heating requirements.	3	ES	N/A	It is recommended that regular maintainance is provided on the boiler plant including pump lubrication. The expansion tank should be insulated to prevent heat loss. The boiler plant appears to be in good condition. Expansion tank insulation cost is included under the piping systems section.	  	LV
2.	**Cooling Plant**	There is no dedicated cooling plant for the building. Central air handling units associated with the Admin offices and the library are associated with split direct expansion cooling coils and roof mounted outdoor air cooled condensers.	2	ES	N/A	It is recommended that service should be provided to ensure the condenser coils are free of any debris, refrigerant circuits are fully charged and compressors are properly lubed.		LV
3.	**Air Handling Unit Systems**	There are a total of (4) heating and ventilation units located within mechancial rooms. These units provide tempered ventilation air to the Cafe, Kitchen and Gym. Each air handling unit is provided with a supply fan, filter section, hot water coil and return air fan. There are also (2) indoor air handling units which are also located in mechancial rooms and these units provide heating, ventilation and air conditioning for the Admin offices and the Library. They are provided with a supply fan, filter section, hot water coil and a direct expansion cooling coil which is associated with roof mounted air cooled condensers. These units are all still functioning however, they do appear to be reaching the end of their servicable life. All tempered air associated with these air handling units are distributed to the spaces through the use of galvanized sheet metal ductwork. The tempered air terminates within the spaces at the ceiling utilizing multivane diffusers and louvered return grilles. Majority of the these supply and return grilles were dusty and dirty which indicates the requirement for filter changing and unit cleaning.	2	ES	L	It is recommended that these air handling units are replaced as they have reached more than half their life. At a minimum service should be provided to ensure that coils are free of any debris, fan motors, and shafts are lubricated yearly, filters replaced quarterly, and belts replaced yearly.	  	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	Classrooms are tempered with wall mounted unit ventilators. The units are equipped with outside air connections, hot water coils, supply fans and filters. Also within the classrooms is wall mounted fintube radiation, this is utilized for supplemental heating during the winter season. Some rooms have the fin tube located behind casework, these areas have inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters and fin tube radiation is utilized as the main heat source. Several unit ventilators where internally checked and the hot water piping within the cabinet did not have any insulation installed. Majority of these unit ventilators are original to the building and are in need of replacement.	1	ES	S	It is recommended that the unit ventilators are replaced, at a minimum, filters should be replaced quarterly and the shafts and motor bearing lubricated yearly. Also piping insulation should be installed on the hot water piping within the unit ventilator cabinets.	  	LV
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition.	2	ES	N/A	Motor bearings and shafts should be lubricated as well as belt replacement on a yearly basis.		LV
6.	**Piping System**	Hot water piping system appears to be Schedule 40 black steel. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiberglass insulation is utilized on the piping system however, it appears to be lacking in many areas and should be replaced where soiled, missing, or damaged insulation is currently installed.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required including within unit ventilators.	 	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located in the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficiency. Currently there is a control company, Ameresco, performing upgrades to the existing system. The service contract is providing new Siemens direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are however, it was noted that not every classroom had new digital thermostat sensors and equipment components were not provided with electronic modulating control valves or actuators. Also there is no central building management workstation at the school, all data is reported to the city's main central computer where it is monitored by city personnel. Larger spaces such as the Cafe, Auditorium, and Gym were provided with new DDC temperature sensors which communicate with the new DDC system. Several classrooms were provided with these same sensors as well.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, energy consumption meters to help determine where energy can be safed, sensors to allow troubleshooting features which would help determine the real problem with an existing or new system.	  	LV
	ELECTRICAL							

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated 1000 amp, 120/208 volt, 3 phase, 4 wire and is in poor condition. The equipment is manufactured by Federal Pacific and is located in the lower level of the floor plan, inside main electric room. The Utility Company meter is also located inside of the main electric room. There is an indoor transformer vault located next to the main electric room.	1	OB	S	The main electric room is very damp, rust is present at the main switchgear. Switchgear replacement should be considered in the near future.	  	AD
2.	**Distribution System**	The feeders and subpanels are in poor condition. There is no TVSS equipment at main swtichgear. Most of the panels are located within secure electric closets.	1	OB	S	Installation of TVSS equipment on panels serving computer loads would be recommended.		AD

DRAFT

REILLY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Photovoltaic System**	A 135KW roof mounted PV system is installed. The inverter is located in the boiler room along with the digital monitoring system and is manufactured by Satcon model PVS-135. The PV system is in good condition and is code compliant.	3	ES	N/A	The system seems to be well maintained and is operating properly. No issues reported from the custodial staff.	  	AD
4.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and MC cable where concealed and is in fair condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. In general, quantity of receptacles is adequate and in fair conditon.	3	ES	N/A	The school has updated computer lab wiring and is up to date.		AD

DRAFT

REILLY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T5 lamps installed in spring of 2011. The condition of the fixtures vary. Classroom lighting consists of pendant or surface wraparound fixtures. Corridors and offices consist of 2'x4' acrylic lensed troffers recessed flourescent downlights or 1'x4' surface troffers. The gymnasium contains 6 lamp T5HO high bays. The cafeteria and kitchen lighting consists of surface wraparound fixtures with fluorescent lamps.	2	ES	S	The interior lighting is generally outdated. Classrooms would benefit from a system of indirect suspended luminaires with T5 high output lamps with electronic ballasts. Also, fixtures along exterior walls with natural light contribution could be fitted with dimming ballasts automatically adjusted via daylight dimming sensors used for daylight harvesting. The facility would benefit from an automated lighting programmable control system.	   	AD
6.	**Exterior Lighting**	Exterior lighting consits of pole mounted shoebox fixtures with metal halide lamping.	2	OB	S	It is recommended that the fixtures be replaced with LED type.		AD

DRAFT

REILLY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Emergency Power**	An interior Katolight 35KW, 43.8KVA model N35FPG4 generator serves both emergency and optional standby loads. The generator prime mover is natural gas driven.	2	ES	S	The emergency distribution does not comply with current codes. The life safety and optional stand-by loads are required to be separated.	 	AD
8.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is fed from the emergency generator and also by remote emergency battery heads.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	AD
9.	**Life Safety (Fire Alarm)**	The fire alarm system was code compliant when installed. The main control panel is a FCI FC-72 series with (12) zones and is located in hallway next to custodian's office. The panel was installed in 2001.	3	ES	S	The system is functional but the system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		AD

DRAFT

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2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system (Aiphone) for the main entrance and custodian entrance with two operational monitors, one lcoated in main office and the other located in custodian's office.	2	OB	S	The system is functional but not state of the art. We would recommend an internal system access control, intrusion and CCTV with web base.	 	AD
11.	**Communication / Clock System**	The paging, intercom and clock system is functioning properly. The system is manufacturerd by TOA. The telephone system is present and appears to be in good working order.	3	ES	L	The custodial staff reported that damaged system clocks have been replaced with battery operated clocks. A new state of the art system should be provided.	  	AD

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REILLY SCHOOL

Condition Legend	Age Factor	Action Priority
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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
12.	**Data Systems**	The data system is in good condition. CAT 6 wiring has been installed to serve computer lab and classrooms. Interactive whiteboards with short throw projectors have been installed in some classrooms.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	   	AD

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11 John J. Shaughnessy Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site shared with Butler MS and baseball field; commercial buildings to the north, railroad tracks to the east, residential neighborhood to the south, and Gorham Street to the west
- Tight site; limited buildable area
- Shared parent and student drop-off / pick-up areas
- Parking is limited do to site constraints

Surfaces and Features:

- Concrete and bituminous paving surfaces, including play areas are in fair to poor condition in many locations and should be repaired and/or replaced
- Concrete curbing is in fair to poor condition in many places and should be repaired and/or replaced
- Chain link fencing and gates to play areas are in fair to poor condition and should be replaced
- No apparent site drainage issues

Building Exterior

Exterior Wall and Canopies:

- Many exterior windows and entrances are in poor condition and should be replaced.
- All exterior door hardware is in fair to poor condition and should be replaced
- Brick masonry appears to be in good condition except where weep holes have been sealed shut
- Steel framed canopy structures at entrances are in fair to poor condition and require repair and paint

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Summary Narrative

Roof:

- Flat roofs and associated flashings/copings are in fair to poor condition and should be repaired and/or replaced
- Clerestory windows are in poor condition and should be replaced
- Sloped metal roofs appear to be in good condition
- Scuppers, gutters and downspouts should be added where missing and repaired and/or replaced where occurring
- Photovoltaic system at some standing seam metal roof locations

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Carpet is in fair to poor condition and should be replaced
- VCT in fair to good condition – replace damaged tiles
- Gymnasium synthetic flooring in good to fair condition requiring few repairs
- Plastic laminate casework and hardware is in fair condition and does not meet current ADA/MAAB requirements in many locations
- Plastic laminate interior window sills are in very poor condition and should be replaced

Openings:

- Painted exterior steel doors and frames at transoms are in fair to poor condition.
- Interior doors and hardware and door frames and transom frames in good condition
- Interior door hardware lever type hardware and is code compliant

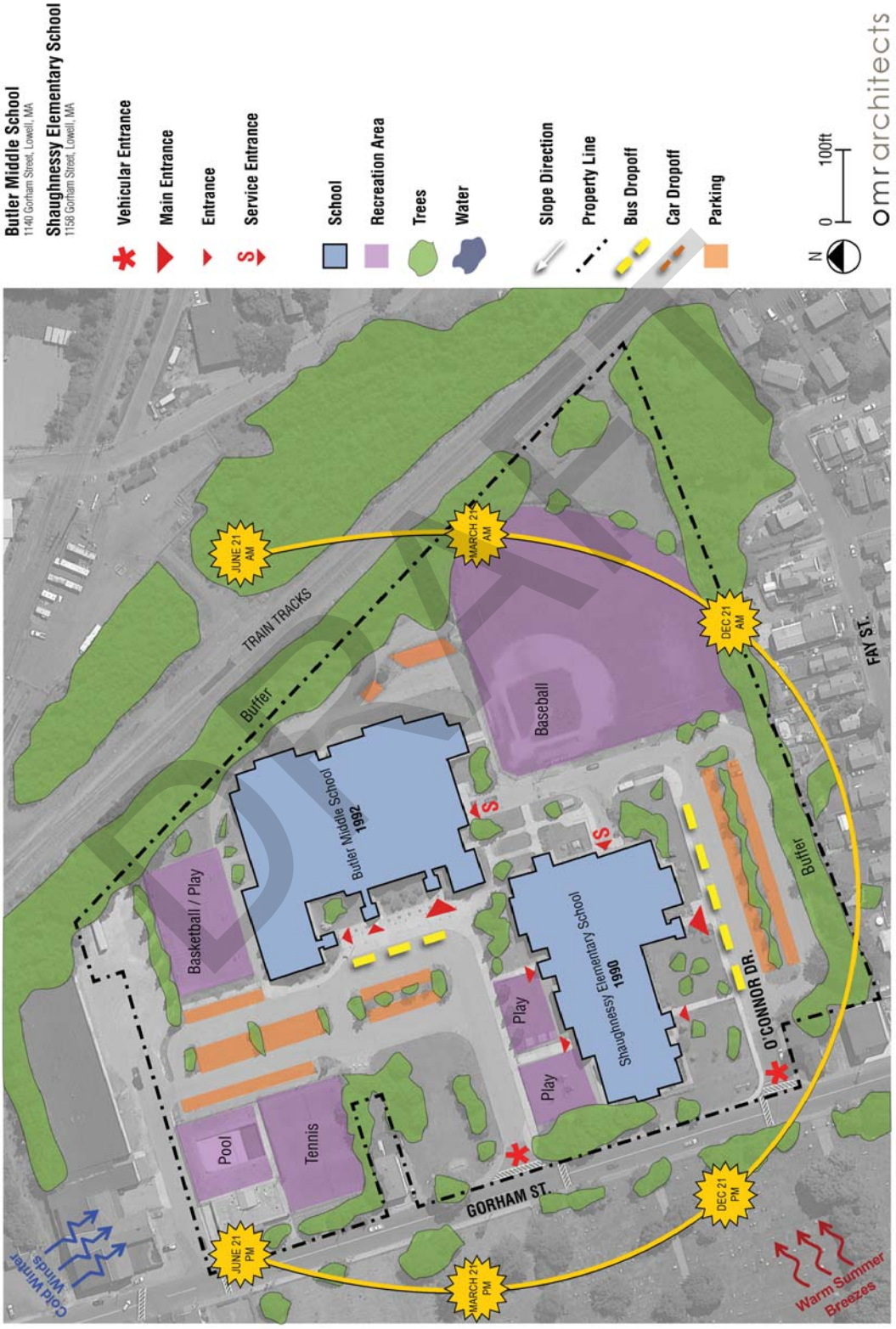
Vertical Circulation:

- Elevator is in good condition
- Stairs handrails and guardrails do not meet current building code requirements and should be painted if retained
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of main entry on north side; play areas to the right.



View of paved play area; playground structures beyond.



View of secondary entry on north side.



View of main school entry on south side.



View of clogged weep holes in brick masonry over window head. Weep holes should be clear and free to promote drainage in masonry cavity.



View of service yard; loading dock, site stair and ramp are in poor condition.

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Photographs



View in Cafetorium looking towards exterior walls.



View in Cafetorium looking towards stage.

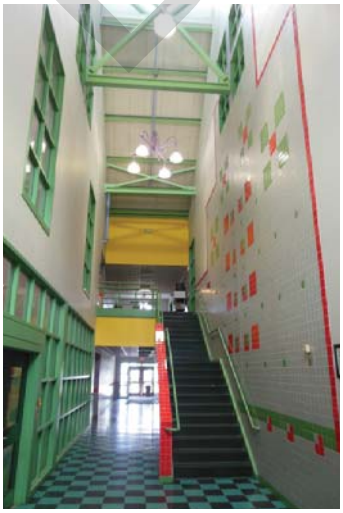


View from main lobby.



View from Computer Lab of plastic barrel collecting water from leak through ceiling above.

View of two-story space with connecting stair to second floor.





View of typical plastic laminate interior window sill which has delaminated and failed.

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Photographs



View in typical classroom looking towards teaching wall.



View of typical classroom casework requiring repairs.



View from Gymnasium, telescopic bleachers on right.



View of typical kindergarten classroom.



View of typical kindergarten classroom casework requiring repairs.



View in Media Center.

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General Building Information

SCHOOL NAME	**John J. Shaughnessy Elementary School**
SCHOOL ADDRESS	1158 Gorham Street, Lowell MA 01852
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	483 (2012-12 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1990
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**498,928 sf**
SITE AREA FOR BUILDINGS	46,174
SITE AREA FOR PAVING	180,000
SITE AREA FOR PLAYFIELDS	140,000
SITE AREA FOR OPEN SPACE	132,754
ZONING DESIGNATION	TMU - Traditional Multi-Use District
NEIGHBORHOOD	South Lowell

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2C (per constr. docs.)	A-4	63,918	2 stories, 38'	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: SHAUGHNESSY ELEMENTARY SCHOOL

DATE OF REVIEW: 07-01-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(5) total entrances to the school; (2) on north side, (2) on south side, (1) on east side. Main entrance on south side. Service entrance and loading dock on east side. Glazed aluminum doors in aluminum frames w/ aluminum framed sidelights appear in fair to good condition. Painted steel doors w/ painted steel frames are in poor to fair condition.	Repair and/or replace exterior steel doors and frames.	2	ES	S	see entry under ext. bldg.	Costs under exterior section.
	- Connection to accessible route and accessibility	Entrances are connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA). Handrails at ramp to service entrance are not accessible (ADA) - assumed that concrete ramp meets slope requirements (ADA). Hardware not accessible (ADA).	Replace raililngs at exterior ramp in compliance with current ADA requirements.	1	OB	S	70 lf rails	Costs under ramp replacment below.
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking is located primarily on south side; some parking located on east side adjacent to baseball field. Bituminous paving at all parking.	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Concrete curbing at north, east, south & west sides. Granite curbing at curb cut to O'Connor Drive and along pick up/drop off on south side. No wheel stops.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Aisle parking on south side. Parallel parking on east side along baseball field. Approxmiately 60 parking spacest. (3) spaces with HC striping. Approximately 9' x 18-20' where visible	No action required.	3	ES	-	-	
	- Parking striping	Faded or non-existent	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.
	- Accessible Parking Signage	Yes	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off and pick-up areas are shared and located on south side	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	No separation between cars and buses.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	"one way" signage indicates pick-up/drop off circulates through parking aisles and queuing long south side.	No action required.	3	ES	-	-	
	- Traffic Markings and Traffic Signage	Yes	No action required.	3	ES	-	-	
	- Walkway Materials	Concrete walkways throughout which is in fair to good condition. Brick inlays in concrete paving at main entrance walkway on south side and at other entrance doors is in good condition.	Repair portions of concrete walkways.	3	ES	S	1000 sf allow	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: No	No action required.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp located on east side at service entry is in poor condition. Railings at ramp do not meet current ADA code requirements.	Repair or replace concrete ramp including railings.	1	ES	S	30 lf ramp, 70 lf rails	
5.	**Fire Department Access**							
	- Locations	Fire Department connections located at loading dock adjacent to overhead coiling door on east side. See GGD report	See GGD report	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in good to fair condition. Concrete paving at pedestrian pathways appears to be in good condition	Patch ashpalt paving and concrete paving.	2	ES	S	3000 sf allow	conc. rep. in line item abv.
	- Loading Dock or Leveler	Loading dock located on east side is in fair condition; no leveler	Repair concrete loading dock and replace bumper guards.	2	ES	S	25 SF	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) dumpsters located at loading dock; (1) 6yd dumpster for trash, (1) 2yd dumpster for recycling; no trash compactor.	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No play fields on school property; baseball fields maintained by the City of Lowell (Parks and Recreations); natural turf	No action required.	-	-	-	-	
	- Playgrounds	(1) playground with play structures with mulch play surface; (1) bituminous hardscaped play area. Both located on north side	No action required.	-	-	-	-	
	- Storage Sheds	Unidentified storage unit located partially on concrete walk and partially on grass near service entrance on east side of building	No action required.	-	-	-	-	
	- Bleachers	Aluminum bleachers located at baseball field maintained by the City of Lowell (Parks and Recreations).	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	3' high chainlink fencing at perimeter of play areas on north side and partially located between school building and Gorham Street. 6' high chainlink fencing around generator on east side adjacent to service area	Repair small sections of chainlink fence at play areas.	2	ES	S	-	Under maint. budget.
9.	**Site Topography**							
	- Characteristics	Flat site.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Trees and shrubs located on all sides of building. Primarily deciduous trees throughout, some coniferous trees located at northeast corner, east and south side. Shrubs are primarily deciduous and located throughout site and some along building perimeter and main entrance. Not Dense.	Trim trees and shrubs back away from buildings façade at Kindergarten CR's.	3	ES	S	-	Under maint. budget.

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	See play areas above.	See play areas above	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter. Painted steel. See GGD report	See GGD report	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on east side; Gas: Yes, gas meter located on east side; Oil: N/A	See GGD report	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	Photovoltaic Panels on south side mounted to metal roof. No wind turbines.	See GGD report	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	(1) steel trash receptacle located at sidewalk on north side. (2) steel trash receptacles located at baseball field adjacent to bleachers.	No action required.	-	-	-	-	
	- Bicycle Racks	N/A	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at main entrance at south side and in fair to good condition.	Replace damaged portion of flagpole at base.	2	ES	S	one base	
16.	**Site Drainage**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Ponding	None visible	No action required.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	No	No action required.	-	-	-	-	
17.	**Irrigation System**	N/A	No action required.	-	-	-	-	
18.	**Other Observations**	N/A	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (4x4x8 nom.) running bond in three colors. Brick and mortar is in good condition with the exception of where silicone sealant has been installed in weep holes.	Remove sealant from weep holes to allow for proper drainage of masonry cavity.	3	ES	S	-	Under maint. budget.
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in fair to good condition. Painted steel frames at transoms are in fair to good condition.	Repair or replace aluminum framed clerestory windows.	1	ES	S	80 SF	
	- Glazing Type and Color	Clear insulated glass units (IGU). Some areas appear to have replaced IGU's w/ lexan.	Replace lexan with IGU's .	3	ES	S	80 SF	
	- Operable sash type and sash hardware	Double hung windows sash hardware is in poor condition and has failed in many locations. Awning type windows appear to be in fair to good condition.	Replace sash hardware at all double hung windows.	1	ES	S	70 units	
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	1	ES	S	560 sf area	
	- Sills	Painted aluminum sills appear in good condition, but require repairs to perimeter sealant at masonry openings in some locations.	Replace perimeter sealant at masonry openings in some locations.	2	ES	S	(See B.6)	Under maint. budget.
	- Shades or Blinds	Manual roller shades at most windows	No action required.	3	ES	-	-	
3.	**Entrance Systems**							
	- Door and Frame Materials	Painted aluminum doors and frames appear to be in fair to good condition. Painted steel doors and frames at transoms are in fair to poor condition.	Replace all painted steel entrance doors and frames	1	ES	S	5 dbl. leaf doors	
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good to fair condition	Replace door hardware at main entrances and thresholds as part of door replacement.	2	ES	S	incl. in abv.	
	- Power operators	N/A						
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in fair to poor condition and not operable in some locations. Steel egress doors are in good to fair condition.	Repair or replace damamged steel and glazed aluminum doors. Repaint all steel doors and frames.	2	ES	S	(4) pair dbl drs	Frame repaint underm aint. budget.
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good condition and code compliant.	No action required.	3	ES	-	-	
	- Overhead or Coiling Doors	Painted steel overhead door at loading dock appears in good condition.	No action required.	3	ES	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted metal fascia's at sloped metal roofs in good condition	No action required.	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	silicone sealant at control joints is in fair to good condition. Sealant at masonry openings is in fair to good condition. Sealant at metal infill panel at large windows is in poor to fair condition.	Replace sealant at masonry openings and at large windows w/ metal panel infill.	2	ES	S	2000 lf allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat and sloped roofs; flat ballasted EPDM roofing appears to be in fair condition, sloped standing seam painted metal roofing appears to be in good condition.	Repair flat roofs at failing seams and remove organic growth. Modify flat roof so that it pitches to drains throughout and cover all EPDM w/ ballast. New Roof within next 10 yrs.	2	ES	L	23,000 SF (total area flat roof)	Immediate repair scope under maint. budget
	- Roof edges and copings	Painted metal roof edges and copings are in good condition.	No action required.	3	ES	-	-	
	- Walkway pads	Precast concrete pavers are in fair to good condition and are along roof edge and paths to mechanical equipment	Replace damaged precast walkway pavers.	2	ES	L	-	Under maint. budget.
8.	**Skylights**							
	- Type (unit or glazed)	Acrylic glazed unit skylights appear to be in good to fair condition.	Further investigation required to determine if skylights are leaking where interior GWB ceilings are damaged.	3	ES	-	-	
	- Glazing Type	Clear acrylic glazing	No action required.	-	-	-	-	
	- Curbs	Integral with unit skylight appear to be in good condition.	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	No gutters or downspouts; roof drains at flat roofs, scuppers at entries. cast iron roof drains	Clear all debris from roof drains.	2	ES	S		Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage, splash blocks along walls are in fair condition.	Replace splash blocks.	2	ES	S		Under maint. budget.
10.	**Exterior Stairs and Ladders**							

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SCHOOL NAME: SHAUGHNESSY ELEMENTARY SCHOOL

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Stairs at loading dock and service yard, east side. cast in place concrete in poor condition and has failed in many locations; railings in poor condition and non-compliant w/ current codes.	Replace cast in place concrete stair and railings.	1	ES	I	40 SF (stair) 20 LF (railing)	
11.	**Areaways**	N/A	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Steel framed entry canopy with sloped metal in fair to good condition.	Repair rusted areas and repaint all exposed steel.	2	ES	S	-	Under maint. budget.
13.	**Other Observations**	N/A	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Recessed walk-off mat in good condition. Walls have CT wainscot w/ GWB above all in good condition. GWB ceilings appear in good condition .	No action required.	3	3	3	3	ES	-	-	
2.	**Corridors**										
	- Finish Materials	VCT flooring in good condition. GWB & CT wainscot at walls in good condition. ACT ceilings throughout corridors in fair to good condition; many locations with staining at tiles. GWB ceilings at skylights is damaged in a few locations due water intrusion.	Paint all GWB throughout. Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles and damage to GWB ceilings at skylights.	3	3	2-3	3	ES	L	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers recessed in corridor walls. Some lockers do not close.	Repair lockers that do not close properly.	-	-	-	2	ES	S	-	Under maint. budget.
	- Transoms & Borrowed Lights	Hollow metal door frames and borrowed lights	Paint all HM framed doors and borrowed lights.	-	-	-	3	ES	L	-	Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted projecting into corridor; non-compliant w/ ADA. See GGD report.	If future building renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	-	OB	-	-	
3.	**Building Signage**										
	- Materials	Plastic signage primarly located on door off corridor.	No action required.	-	-	-	-	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Code Required	Room signage provided (non-compliant w/ ADA); No way-finding signs.	See item below.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Mounting location and lack of Braille; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, rubber treads and risers, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Walls in stairwells w/ special paint finish which is in good to fair condition.	Repaint all stair GWB walls; repair where walls finish is damaged.	3	3-2	3	3	ES	L	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42" at landings. Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere.	If future building renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements.	-	-	-	-	OB	-	-	
	- Handrails (height, extensions, profile)	All handrails round and 2" diameter. Most handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs.	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor rubber floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a two-stop, 3,000 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors are natural wood; CR doors have vision glass in most locations. Door frames and transom frames (and sidelights where occurring) are painted hollow metal and in good condition.	No action required.	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**	(Includes Pre-K Classroom)									
	- Finish Materials	VCT flooring in good condition; carpet is in fair to poor condition. GWB walls in good condition. ACT ceilings are in fair condition with many stained ceiling tiles. GWB soffits and tectum at sloped ceilings appear in good condition. P.lam window sills are in poor condition	Replace carpet throughout and ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles. Replace p. lam. sills throughout.	3, 2-1	3	2	2	ES	S	4,500 SF (carpet) 80 LF (sill)	Ceiling tile replace. under maint. budget.
	- Casework & Cubbies	P.lam casework and cubbies in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Ceramic tile floors and wall base in good condition. GWB walls, and ACT ceilings appear to be in good condition.	Paint all GWB walls.	3	3	3	3	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See GGD report.	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring in good condition; carpet is in good condition. GWB walls in generally in good condition. Thermal bridging through the metal studs in the exterior walls is evident by the darken stripes on the interior surface caused by condensation that has collected dirt. ACT ceilings are in fair condition with many stained ceiling tiles. GWB soffits appear in good condition. P.lam window sills are in poor condition.	Replace plastic laminate sills. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles. Replace p. lam. sills throughout.	3, 2-1	3	2	2	ES	S	200 LF (sill)	Ceiling tile replace. under maint. budget.
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Audio-Visual & Interactive Systems	wall mounted projection screens; activboards in some locations.	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**	None									
11.	**Art Classrooms**	Room A211 designed as a science lab, currently programmed for Art.									

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	VCT flooring, GWB walls, sloped tectum ceilings with exposed roof structure all in good condition	Paint interior GWB surfaces.	3	3	3	3	ES	L	-	Under maint. budget.
	- Casework	P.lam casework and cubbies in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT flooring in good condition. GWB walls appear in good condition w/ exception of at water intrusion. ACT ceilings are stained in some locations and GWB ceiling is in poor condition at water intrusion. (NOTE: At time of site visit large trash barrel used to capture water coming through GWB ceiling.)	Replace ceiling tiles where stained or otherwise damamged and replace GWB ceiling. Further investigation is required to determine source of stained tiles and damaged GWB.	3	3,1	3-2,1	2	ES	I	-	Under maint. budget.
	- Casework	P.lam casework; wood workstations w/ p.lam countertops	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	VCT flooring and GWB walls appear to be in good condition. ACT ceiling tiles are stained in some locations.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles and damaged GWB.	3	3	2-3	2	ES	S	-	Under maint. budget.
	- Casework	P.lam casework	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
14.	**SPED OT/PT**										
	- Finish Materials	Carpet flooring in fair condition, GWB walls, ACT ceilings appear to be in good condition.	Replace carpet throughout.	2	3	3	2	ES	S	2,000 SF	
	- Casework	P.lam casework	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards, chalk boards	No action required.	-	-	-	3	ES	-	-	
15.	**SPED Tutorials**	None									
16.	**Specialized Clsrms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**	Room B101 Cafetorium									
	- Finish Materials	VCT flooring, GWB walls, tectum at sloped ceilings, exposed structure. P.lam window sills are in poor condition and should be replaced throughout.	Replace all P.lam window sills throughout.	3	3	3	3	ES	L	40 LF	
	- Seating Area Layout (flat, sloped, aisles)	flat VCT floor	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Seating Type	moveable chairs	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	tectum ceiling appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- House Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor and wood base appear to be in good condition. GWB walls appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	tectum ceiling appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	main curtain and valance curtain appears to be in good condition; proscenium wall is not rated or required to be by current codes.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Stage is accessed by a ramp and through a SPED CR. There is no accessible route to stage from Cafetorium.	Provide wheelchair lift.	-	-	-	-	-	L	chair lift allow.	
19.	**Performing Arts - Music Rooms**	N/A (No dedicated Music CR; teacher uses mobile cart.)									
20.	**Media Center**										

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	Carpet flooring is in fair condition, GWB walls tectum ceilings appear to be in good condition.	Replace carpet throughout and paint GWB and exposed structure	2	3	3	3	ES	S	2,000 SF (carpet)	Painting under maint. budget.
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	N/A	No action required.	-	-	-	-	-	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										
	- Finish Materials	Rubber flooring, painted CMU and GWB walls, tectum ceilings in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Wall Pads	None	Wall pads should be provided where run-out space for basketball court is minimal.	-	-	-	-	-	S	300 SF	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Drinking Fountains	fully recessed in CMU wall, non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	2	ES	-	-	Costs under renovation estimate.
	- Backstops	(4) fixed wall mounted, (2) ceiling mounted	No action required.	-	-	-	3	ES	-	-	
	- Scoreboard & Time Clocks	scoreboard	No action required.	-	-	-	3	ES	-	-	
	- Bleachers	wood telescopic (metal framed), non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide bleachers that comply with current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Dividing Curtains	(1) traversing divider curtain	No action required.	-	-	-	3	ES	-	-	
	- Rock Climbing Wall	N/A	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	yes	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual Systems & Assistive Listening	speakers visible	No action required.	-	-	-	3	ES	-	-	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**	None									
24.	**Locker Rooms**	None									
25.	**Locker Area Bathrooms**	None									
26.	**Cafeteria**	Room B101 Cafetorium									

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	VCT flooring, GWB walls, tectum at sloped ceilings, exposed structure.	Paint GWB and exposed structure.	3	3	3	3	ES	L	-	Under maint. budget.
	- Casework	P.lam casework in good to fair condition, wood paneling at stage/proscenium in good condition. P.lam window sills are in poor to failing condition.	Replace all P.lam window sills	-	-	-	1	ES	S	35 LF (sill)	
	- Visual Display Surfaces	tackboards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	tectum ceiling appears in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring is in good to fair condition. GWB walls, FRP wainscot at some locations appear to be in good to fair condition. CT at dishroom walls in good condition. ACT ceilings appear to be in good to fair condition.	Repair epoxy flooring where damaged. Repair damaged portion of GWB walls and provide corner guards where GWB corners are exposed.	3-2	3-2	3-2	2	ES	-	-	
	- Overhead or Counter Doors	Overhead door at dish drop-off in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	full service kitchen, equipment original. Dishwasher never used; styrofoam trays used since building opened	No action required.	-	-	-	3	ES	-	-	
28.	**Teacher Workroom & Staff Areas**	Teacher's lounge room B124									

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	Carpet, GWB walls, ACT ceilings are stained in some locations.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboard	No action required.	-	-	-	-	-	-	-	
	- Sinks	sink at teacher's lounge room B124	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	yes	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings are stained in some locations.	Replace stained ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboard	No action required.	-	-	-	-	-	-	-	
	- Sinks	yes, located at casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate.

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REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Privacy Curtains	(1) curtain, (2) rests	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Casework	wood casework w/ p.lam countertops in good condition. Wood framed windows and security door at main office countertop also in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	reception located in main office space, waiting located in adjacent corridor	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tackboard	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tackboard	No action required.	-	-	-	-	-	-	-	
33.	**Student Toilets**										

DRAFT

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Finish Materials	Ceramic tile flooring, GWB walls w/ ceramic tile wainscot, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	floor mounted painted metal partitions; door to HC stall does not appear to meet current code requirements.	Repair partitions as required.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, GWB walls w/ ceramic tile wainscot (at gang toilets only) all in good condition. ACT ceiling tiles are stained in many locations.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	2	ES	S	-	Under maint. budget.
	- Toilet Partitions	floor mounted painted metal partitions in good to fair condition	Repair partitions as required.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	wall mounted toilets, sinks and urinals	See GGD report.	-	-	-	-	-	-	-	
	- Mirrors	yes, located above sink	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA	See item below.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY. INFO.	OTHER
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.		NOTES
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	GWB walls in good to fair condition. Concrete floors appear to be in good condition.	No action required.	3-2	3-2	3-2	3	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See GGD report.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-		
38.	**Other Spaces**	None									

DRAFT

SHAUGHNESSY ELEMENTARY SCHOOL

Date of Review: Wednesday, July 3, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Shaughnessy Elementary School (#12), located in the South Lowell neighborhood of Lowell, was completed in 1991. The facility, built on a level site, is comprised of a series of one-story spaces, some with gable roofs, and two-story building volumes, with a floor area of approximately 65,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Sister School: Butler Middle School.
2.	**Original Construction:** 1991 - Building was dedicated on November 17, 1991. Age of Building: 22 years. Structural Engineer: Foley & Buhl Engineering, Inc. Structural Dwgs: Available - S-1 to S-12 (August 10, 1989) Contractor: P. J. Stella Construction Corp. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** None to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on a level site, is comprised of a series of one-story spaces, some with gable roofs, and two-story building volumes, with a floor area of approximately 65,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, and concrete slab on grade at First Floor; structural steel - round and square HSS columns, beams, gable-shaped trusses, and diagonal bracing; normalweight concrete on steel formdeck floor slabs; open web steel joists, cellular acoustic- and wide rib steel roof deck; and CMU around the inside of the Gym. Lateral force-resisting system is typically vertical-plane diagonal bracing with floor and roof diaphragms. Solar panels are some of the sloped roofs. Exterior cladding is typically brick veneer attached to steel stud back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

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Action Priority
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L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Loading Dock Area: At one location the concrete has cracked and spalled where the railing post is located. This condition also appears to have been repaired previously. The edge of the loading dock has spalled and may be considered to be a tripping hazard. An allowance covering repair work of these conditions should be included.			**2**	**S**
	b.	Roofs: There is evidence of roof leaks on the ceiling tiles below the flat roof of this building. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

DRAFT

SHAUGHNESSY ELEMENTARY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size. Service is protected by a double check valve assembly.	3	ES	N/A	Equipment is in good condition.		SJM
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		SJM

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Misc Fire Protection**	Fire department connection is a (3) 2-1/2" with caps. Fire department valves are located in hose cabinets that are provided on all floors outside of stairway enclosures.	3	ES	N/A	None.	  	SJM
5.	**Sprinklers**	Sprinklers are pendant type with escutcheon in finished ceilings and uprights in space without ceilings.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25. Some sprinklers are heavily covered with dust and require cleaning.	 	SJM
	PLUMBING							

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 3" in size. Service includes a meter. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	3	ES	N/A	None.	 	SJM
2.	**Hot Water System**	Hot water for the building is generated by a 400 gallon gas fired water heater; PVI - Turbopower with 800,000 BTUH input. Hot water distribution is circulated throughout building. Mixing valves to maintain water temperature to Kitchen/Cafeteria & building fixtures. Piping is copper tubing with sweat joints. Piping is insulated.	4	ES	L	Water heater shuts down and needs to be reset on a daily basis. Service should be performed to determine what causes water heater to shutdown.	   	SJM

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		SJM
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	L	Clear any debris around roof drain domes.	 	SJM

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building (Bldg built 1991). Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with multiple faucet types. Classroom sinks are single and double bowl stainless sinks with gooseneck faucets. Electric water coolers are recessed mounted and surface mounted. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	2	ES	S	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	   	SJM
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, and kitchen equipment. Piping is black steel with welded and threaded joints, depending on pipe size.	3	ES	N/A	System appears to be in working order.		SJM
	MECHANICAL							

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The school was built, the heating plant consists of (2) Weil McLain cast iron boilers with gas fired Webster Burners each with 2396 MBH input capacity. Flue gases associated with the combustion process escape the building through a galvanized sheet metal breeching system. The breeching system consists of a common vent for both boilers which exits vertically up through the roof. Ventilation air used for the combustion process is introduced into the mechanical room through one combustion air duct which terminates low within the mechancial room and has a damper associated with it. Hot water is circulated throughout the piping system with the use of (2) end suction base mounted pumps. The pumps are manufactured by Taco and each have a capacity of 260 GPM at 70 FT/HD and are powered by a 7.5 HP motor. One of these pumps have had their motor replaced however, they are not provided with variable frequency drives for control. Thermal expansion of the heating hot water is handled with (1) vertical expansion tank.	2	ES	L	It is recommended that the boilers are serviced and inspected on yearly basis for general maintanance. The pumps appear to be reaching the end of their servicable life and considerations should be made to replace them and the motors should be replaced with a high efficiency premium inverted duty motor for variable frequency drive applications. This would increase energy savings during minimal load times. Piping insulation should be replaced on an as needed basis. Currently, there is several locations where piping insulation is soiled and damaged and should be replaced. Piping insulation cost are included within the piping system section.	  	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The chilled water system consists of (1) indoor chiller, manufacturer and capacity was unknown. The indoor unit is associated with an outdoor grade mounted refrigerant condenser of the Trane manufacture. ACR type refrigerant piping with closed cell foam insulation interconnects the indoor chiller to the outdoor condenser. The chilled water side of the system uses Schedule 40 black steel to distribute chilled water to the equipment within the building. This chilled water circulates through the piping system with the use of (1) Taco inline pump which has a 3HP motor associated with it. The pump was insulated with what appears to be fiber glass insulation and foam insulation. Thermal expansion of the chilled water system is handled with a vertical expansion tank. This system did have a chemical shot feeder for the introduction of water treatment.	2	ES	S	It is recommended that the entire chilled water system be replaced as it appears to have reached the end of its servicable life. At a minimum the condenser fan motors and shafts should be lubricated as some squeaking was heard during operation. The refrigerant side of the system should be serviced to ensure proper refrigerant pressures are provided. The pump motor should be replaced with a high efficiency premium inverted duty motor for variable frequency drive applications. This would increase energy savings during minimal load times. A back up or stand by pump should be installed to provide back up in the event the pump fails.	   	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The Kitchen has a hood with intergrated make up grilles as well as ceiling mounted diffusers which are all associated with a roof mounted gas fired make up air unit. The unit appears to have reached the end of its servicable life and should be replaced. For supplemental heating within the kitchen ceiling mounted unit heaters are utilized. The Cafetorium is tempered with an indoor air handling unit which is equipped with a hot water heating coil, supply fan, and filter section. A galvanized sheet metal duct distribution system travels from the unit to the Cafetorium and terminates at sidewall grilles. The adjacent stage is tempered through the same unit and has exposed ductwork high within the ceiling. The Cafetorium is cooled through the use of wall mounted unit ventilators which are located at the exterior wall. The Gym is tempered with an indoor air handling unit which is equipped with a hot water heating coil supply fan and filter section. This unit is located in the second floor mechanical room. A galvanized sheet metal duct distribution system travels from the unit to the Gym and terminates high within the rafters with sidewall double deflection diffusers and return registers located above the doors. This supply ductwork is exposed within the space. Also located within this second floor mechanical room is another two indoor air handling units which appear to temper the interior rooms within the building and the library. The interior rooms do not have any cooling however, the library does. The library unit is provided with a hot water coil, chilled water coil, supply fan, and filter section. The Library distribution system is through side wall registers.	2	ES	S	It is recommended that all these units be replaced as they appear to be reaching the end of their servicable life. At a minimum, all units should have their motor bearings and shafts lubricated yearly, coils vacuumed clean yearly, and filters replaced on a quarterly basis.	   	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	Classrooms are tempered with either wall mounted unit ventilators or concealed ceiling mounted unit ventilators. Both style units are equipped outside air connections, hot water coils, supply fans, and filters. In some locations chilled water is provided for cooling capabilities. All the cooling coils have a drain pan under the coil to capture any condensation that occurs on the coil. Also, within the classrooms was wall mounted fintube radiation. This was utilized for supplemental heating during the winter season. Some rooms had the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters are utilized as the main heat source. These units are equipped with heating coils only. Toilet rooms were equipped with convectors and fin tube radiation.	2	ES	L	It is recommended that all of the unit ventilators have their motor bearings and shafts lubricated yearly. Squealing was heard on on some of the units. All unit ventilator filters should be replaced on a quartly basis.	  	LV
5.	**Exhaust Systems**	There are typical roof mounted mushroom style exhaust fans which exhausts air from bathrooms, hallways, classrooms, kitchen, and storage rooms. These roof mounted fans communicate to each individual space through a galvanized sheet metal duct distribution system which terminates in each space with a ceiling mounted exhaust grille.	2	ES	L	It is recommended that the exhaust fans have their motor bearings and shafts lubricated and alligned. Insect screens should be installed on all exhaust fans and belts replaced. All this should be completed on a yearly basis. Some fans were damaged and require replacement. These fans should be replaced as needed.	 	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	The heating and chilled water piping distribution system utilizes what appears to be a Schedule 40 black steel pipe which is insulated with fiberglass insulation. Refrigerant piping utilizes what appears to be ACR copper piping with closed cell foam insulation. Condensate piping associated with the cooling coil drain pans utilize copper piping with fiber glass insulation. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	 	LV
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located in the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficient. As many of the other schools within the city, it appears that Ameresco has performed upgrades to the existing system. The service contract provided new Honeywell direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are. It was noted that new digital thermostat sensors were not provided for every space and only selected areas of the building were provided with these new sensors. All existing equipment had pneumatic controls and were not provided with electronic modulating control valves or actuators. Also there is no central building management workstation at the school, all data is reported to a central location within the city through software manufactured by Talon.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, maintenance reminders, energy consumption meters to help determine where energy is being wasted, and easy troubleshooting feature to help determine the real problem with an existing or new system.	   	LV
	ELECTRICAL							

DRAFT

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 2500 amps, 277/480 volt, 3 phase, 4 wire and is in good condition. The equipment is manufactured by Westinghouse, main breaker is digitrip 2000A.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		JC
2.	**Distribution System**	The feeders and subpanels are in good condition. Panels are located within secure electric closets.	3	ES	N/A	Life of system is same as service equipment. No issues reported from the janitorial staff.		JC
3.	**Photovoltaic System**	A 50KW roof mounted PV system is installed. The inverter is located in the main electric room along with the digitial monitoring system and is manufactuered by Satcom model PVS-50. The PV system is in good condition and is code compliant.	3	ES	N/A	The system seems to be well maintained and is operating properly. No issues reported from the custodial staff.	  	JC

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SHAUGHNESSY ELEMENTARY SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and MC Cable where concealed and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. In general, there seems to be adequate receptacles. Surface wiremold is installed in the classrooms Some outlets in the kitchen are not GFI type. Pre-K receptacles are not tamper proof type.	3	ES	L	The system is in fair condition. Adequate receptacles are located throughout the building. The kitchen receptacles that are non GFI type should be replaced as a short term item as well as the the non-tamper proof receptacles in Pre-K should be addressed.	 	JC
5.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The condition of the fixtures vary. The classroom fixtures are in fair condition, some of the custom fixtures are in poor condition or have been damaged. Lighting control consists of occ sensors in classrooms and office spaces, line voltage key switches for common spaces, and time clocks for exterior lighting. Light levels seem to be adequate.	2	ES	S	Lighting fixtures that have been damaged or have not been converted to fluorescent should be upgraded. Fixtures in the cafetorium remain suspended glass fixtures with metal halide lamps as well as the main hallway suspended low bays are contain HID lamps and should be upgraded to fluorescent.	  	JC

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. Custom incandescent building mounted fixtures and standard wall mounted HID flood lights are located around the building. Most building mounted fixtures are in poor condition or need repairing.	2	ES	S	It is recommended that the fixtures be replaced with LED type. It is recommended that the building mounted lighting be repaired or replaced with energy efficient LED fixtures.	 	JC
7.	**Emergency Power**	A Natural Gas fueled Kohler 100KW generator model# 91A01785-S serves emergency lighting and optional stand-by loads via one Transfer Switch. Emergency lighting panels are located in separate 2HR rated closets.	3	ES	L	The generator has been maintained well, however the configuration of the emergency distribution does not meet current code. Life safety and optional stand-by loads are required to be separated.		JC
8.	**Life Safety (Lighting)**	Emergency lighting and exit signs are fed from the emergency generator.	3	ES	L	Emergency lighting is not separated from optional stand-by loads per current electrical code, however was code compliant at the time of installation.		JC

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E. FP/P/H/E

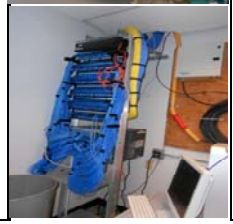
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a Simplex 4100. It was noted that A/V device was installed in the pre-K toilet rooms and the nurse toilet room.	3	ES	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	 	JC
10.	**Security System**	The security system consists of motion sensors and door contacts and keypads. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.		JC
11.	**Communication / Clock System**	The paging/intercom system is functioning properly. The head end equipment is located in the Admin area closet. The system is a Rauland Telecenter. The clock system is Simplex master clock and seems to be functioning properly.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	JC

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
12.	**Data Systems**	The data system is in good condition. Cat 6 wiring has recently been installed. Each classroom typically contains from four to six data drops. Computer labs are all hardwired for each computer. Interactive white boards with ultra short throw projectors are Installed in many classrooms.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	JC

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12 George Washington Elementary School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Entire flat site with paved asphalt parking and paved played area
- Parent and student drop-off / pick-up area on S. Wilder street behind the building.
- (6) Buses drop-off /pick-up at the main entrance to building along Wilder Street.
- No site signage, traffic signage or parking striping – no clear separation of vehicles & pedestrians
- Staff parking behind the school.
- Parking area lighting appears adequate.
- Full building perimeter access to emergency vehicles.
- No landscape areas.

Surfaces and Features:

- Site walls, iron & chain link fencing & building entrance stairs all in very poor condition
- Site wall south side between main bldg. and modular in state of collapse & unsafe
- Roof drain discharges re-routed to surface discharge through exterior walls and should be tied into storm water system
- Utility service entrances – poor condition at electrical, fair at telecom and cable
- Playground surfacing (rubber chips) uncontained and falling outside structured area – consider paver or sheet material
- Concrete and bituminous paving surfaces are in fair to poor in many locations and should be repaired and/or replaced.
- Entrance parking lot requiring major repairs.
- No issues with drainage.
- Flagpole in good condition.

Building Exterior

Exterior Wall and Canopies:

- Brick cladding needs repointing & cleaning; Stonework needs cleaning and graffiti removal.
- Modular classrooms: 2160 GSF; vertical wood siding in poor condition – extensive water damage from RTU condensate run-off and missing gutters & downspouts;

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Summary Narrative

windows, interior and exterior doors, interior finishes all in fair to good condition
- Aluminum double glazed window and precast sills replacement in progress.
- Fire escape stairs require prep and paint. See structural report for other notes
- HM exterior frames, doors and hardware replacement in progress

Roof:
- New rubber membrane roof replacement within last 2 years at existing building.
- Existing rubber membrane roof over modular classrooms

Building Interior

Finishes:
- Classrooms: Generous size and ceiling heights with good amount of natural light
- 2nd floor decorative woodwork, crown molding, etc. would be nice feature if ACT ceilings were removed
- Café and Gym spaces: Very poor space & environmental quality for these uses
- Accessibility non-complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains, bathroom facilities, cafeteria and music room access (elevated floors), wall-mounted object projections in several corridors
- Interior finishes: Clear finished wood flooring, wd. base, wd. trim & wd. built-in casework gen. good – needs refinishing; Plaster walls & ceilings – need minor repairs & repainting all surfaces; ACT clgs. – replace stained & soiled tiles and grids
- Basement: Humidity & moisture – water intrusion and damage to interior masonry walls at several locations
- Student bathrooms in Basement: # of fixtures well over required for student population; baths should be gutted and completely reconfigured; appears only student baths are in basement which may be a plumbing code violation
- No air conditioning (modulars exception)
- Building Organization: symmetrical design in “H” configuration and connecting corridors on 1st and 2nd floor easy to navigate – less so at basement level where circulation needs to pass through gymnasium
- Some exit signage of a “temporary” quality

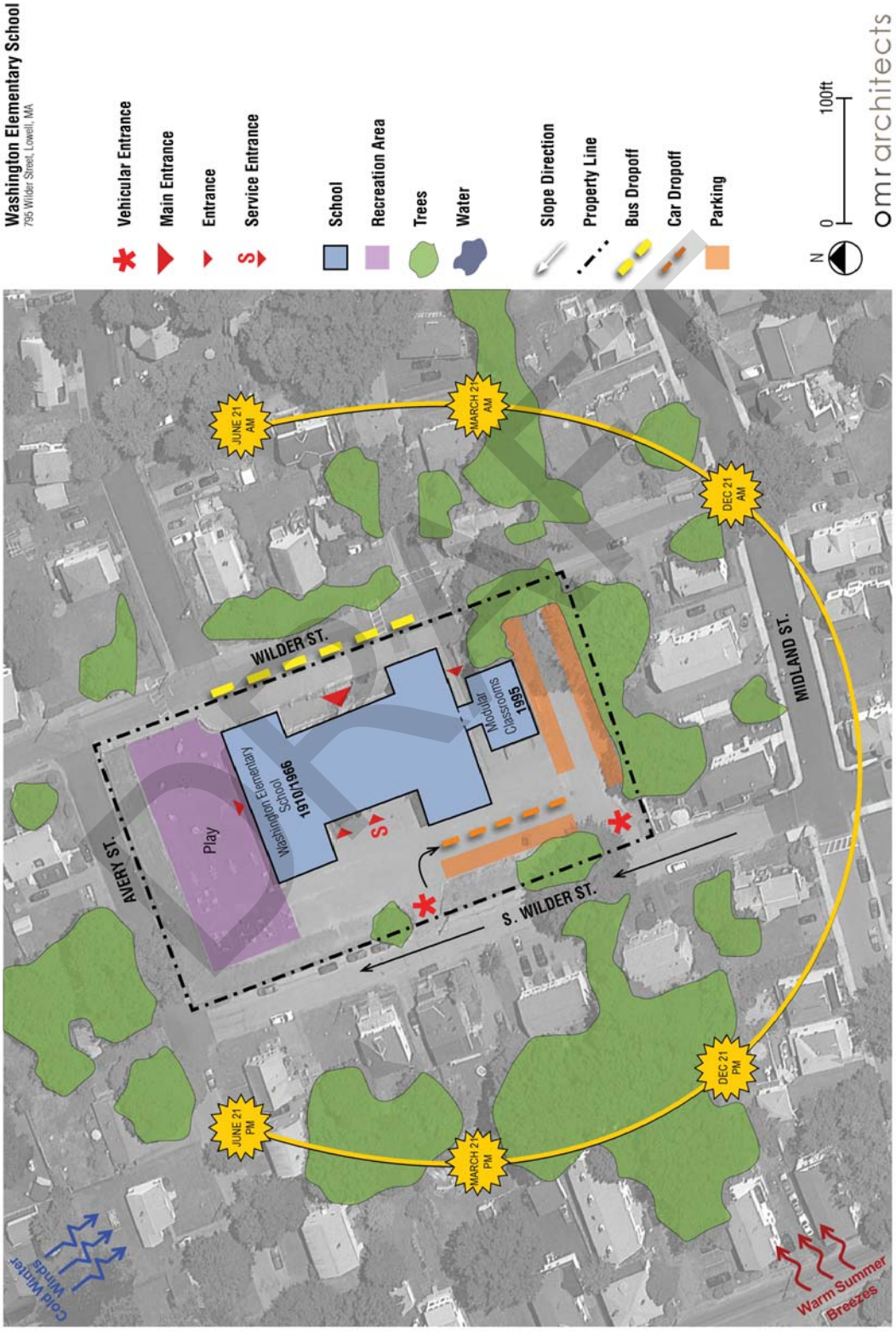
Openings:
- Doors & Door Frames: Locksets obsolete. Interior doors generally fair, most exterior doors poor & scheduled for replacement. Repaint interior door frames throughout – finished wood frames need refinishing.

Vertical Circulation:
- No elevator
- Stairs: Many non-complying code issues – nosings, guards, handrails, extensions, handrail profiles.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Typical metal fire escape. Structural review recommended for integrity.



New membrane roof. Replaced in the last two years.



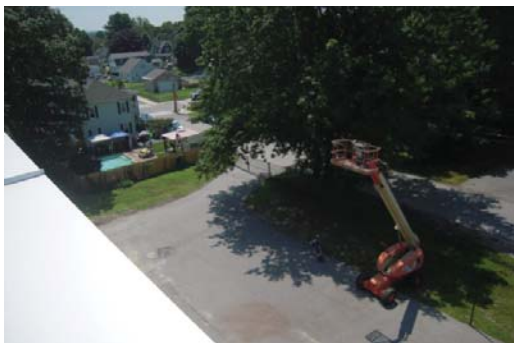
Aluminum double glazed low-E window replacement work in progress.



Main facade has lots of historical charm and attractive material and proportions. The main entry is no accessible.



Modular Classroom: Vertical wood siding in poor condition. Extensive water damage from roof top units condensation run-off and missing gutters and down spouts.



No site signage, traffic signage, or parking striping. No clear separation of vehicle and pedestrian paths.

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Photographs

Main entrance brick pier extensively damaged. Other piers require mostly repointing and cleaning. Decorative railing system exhibits corrosion & damage at other locations.





Site wall along entrance to modular classrooms in state of collapse and unsafe.

Some exit signage of temporary quality.





Typical interior door handle hardware appears to be original and does not conform with current code.

Damaged glass block system at stairwells. Bottom portion covered with polycarbonate sheathing. Glass unites should be replaced.

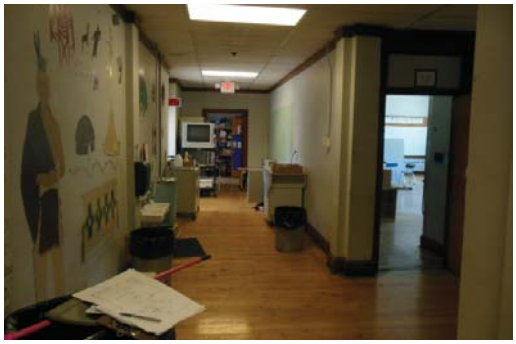




Basement Level: Humidity and moisture from water infiltration and damage to interior masonry walls at several locations.

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Photographs



Corridors are typically in good condition with few exceptions.



Lack of functioning lockset at exit door from portable classroom.



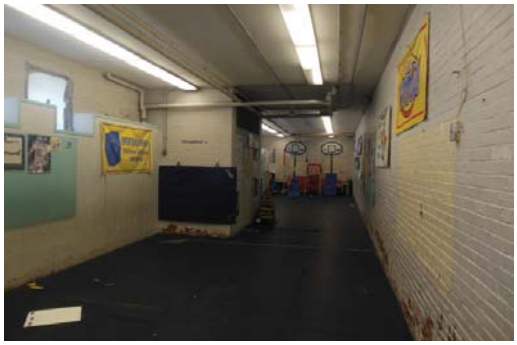
Typical Classroom: Generous size and ceiling heights with good amount of natural light.



Student bathrooms in basement have non-code compliant plumbing fixtures, clearances, and accessibility. Bathrooms should be gutted and completely refigured.

Typical classroom built-in wood storage. Appears to be original. Few built-ins require repair and hardware replacement.





Gymnasium in basement. Very poor space and poor environmental quality for athletic uses.

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General Building Information

SCHOOL NAME	**Washington Elementary School**
SCHOOL ADDRESS	795 Wilder Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK through 4
NUMBER OF STUDENTS	269 (2012-13 school year)
NUMBER OF STAFF	45 (2012-13 school year)
ORIGINAL CONSTRUCTION	1910 - last known renovation 1966
DATE OF ADDITIONS	Modulars

General Site Information

TOTAL SITE AREA	**72,240 sf**
SITE AREA FOR BUILDINGS	19,053
SITE AREA FOR PAVING	53,100
SITE AREA FOR PLAYFIELDS	0
SITE AREA FOR OPEN SPACE	88
ZONING DESIGNATION	TTF - Traditional Neighborhood Two Family
NEIGHBORHOOD	Highlands

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	**APPARENT CONST. TYPE**	**OCCUPANCY TYPE**	**BUILDING AREA (GSF)**	**BLDG. HT. & # OF STORIES (+ BSMT.)**	**FIRE PROTECTION SYSTEM**
Original Building	No documentation available.	E	40,205	2 stories + basement	no
Addition	-	-	-		-

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Washington Elementary School

DATE OF REVIEW: 07-17-2013
REVIEWED BY: RA AND DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance located on east side via granite steps. Others located at east, north and west sides. Separate service entrance - utilizes west side. North entrance granite steps are fair condition with settlement and large gaps at riser/treads. Granite steps at main entrance mortar joints are failing. (6) Brick masonry piers and granite caps are heavily soiled and required repointing. (1) brick masonry pier is heavily damaged. Granite wall base is also heavily soiled	Reset granite steps at north entrance steps and repoint mortar joints at main entrance granite steps. Chemicaly clean main ent. steps. Repoint and chemically clean 6 brick masonry piers. Rebuilt 1 brick masonry pier. Chemically clean 2ft high granite wall base.	2-3	ES	S	reset 84 lf granite steps, repoint 80 sf granite steps. Brick piers 320 sf, rebuilt brick pier 53 sf. Wall base 70 lf	
	- Connection to accessible route and accessibility	East and west locations not flush w/ grade on accessible route. Building entrances are not accessible except for portable classroom entrance which accessible to only respective portable classrooms	At least one entrance will need to be made accessible. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	S	allow for one entry mod.	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff and visitors parking is located along the west and south areas of the side adjacent to the building. Lot is paved with bituminous asphalt in fair condition - cracking beginning and some vegetation coming through.	Fill cracks & apply sealcoat to asphalt paving.	2	ES	S	30000 sf asphalt	
	- Curbing Materials and Wheel Stops	None	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Spaces are not delineated within the parking area.	Delineate the required number of accessible parking spaces based on the total number of spaces provided.	-	-	S	allow for 2 acc. spaces	Under maint. budget.
	- Parking striping	None	Restriping at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable zoning bylaws.	2	ES	-		

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Accessible Parking Signage	None. There are no designated accessible parking spaces.	Provide signage for the required number of accessible parking spaces based on the total number of spaces provided, including at least one (1) for van-accessible space.	-	-	S	allow for signage for 2 spaces	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Parent and student drop-off / pick-up area on S. Wilder street entrance behind the building. (6) Buses drop-off /pick-up at the main entrance to building along Wilder Street.	No action required.	-	-	-		
	- Car and Bus Separations	There are no issues due to the site configuration	No action required.	-	-	-		
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Parent and student drop-off / pick-up area and staff parking shared the same location behind building. No clear separation between pedestrian and vehicular traffic - safety issue.	Review alternative car drop-off location.	-	-	I		
	- Traffic Markings and Traffic Signage	None on school site.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-		
	- Walkway Materials	Bituminous asphalt walkways at the north and west sides in good condition with some minor cracking developing.	Include these sections as part of bituminous paving repair noted under parking.	3-Feb	ES	S	walkways 900 sf	
	- Curb Cuts and Detectable Warning Strips	Curb cuts appear in good condition. Detectable warning strips are non existent.	Recommend adding detectable warning strips to remaining curb cut locations.	3	ES	L		Under maint. budget.
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-		

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
5.	**Fire Department Access**							
	- Locations	Full Building perimeter accessible.	No action required.	-	-	-		
6.	**Service Area**							
	- Paving Materials	Bituminous asphalt pavement fair condition - cracking beginning and some vegetation coming through.	See entry under parking.	-	-	-	included under parking	
	- Loading Dock or Leveler	None	No action required.	-	-	-		
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	1 trash container. No recycling containers and no trash compactor	No action required.	-	-	-		
	- Protective Bollards	None	No action required.	-	-	-		
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Playground surfacing (rubber chips) uncontained and falling outside structured area. Otherwise playground equipment appears to be in good condition.	Playground surfacing- consider pavers or rubber sheet material.	2	ES	S	800 sf	Under maint. budget.
	- Accessible route to fields	None	No action required.	-	-	-		
	- Playgrounds	Play area within paved site lot.	No action required.	-	-	-		
	- Storage Sheds	None	No action required.	-	-	-	-	
8.	**Fencing**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	chain link fence enclosure separates the school site along the north, west and south sides. Small section is damaged along the S. Wilder street. Decorative metal fence along the east side in fair to poor condition - corrosion and damaged along Wilder street.	Replace entire 4 ft high decorative metal fence and (2) gates	1-2	-	S	350 lf	
9.	**Site Topography**							
	- Characteristics	Relatively flat topography	No action required.	-	-	-		
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Wood planters boxes located at the main building entrance paved terrace requiring repair. No trees or shrubs on site.	Repair or replace wood planter boxes.	1	ES	S		Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Bituminous asphalt terrace at east in front of school is in fair condition.	Replace bituminous asphalt terrace with poured concrete paving.	1-2	ES	S	concrete 1600 sf	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Site light pole fixtures are in good condition. Building wall/soffit mounted light fixtures lenses are hazed. Light level within lot area reported by custodian as adequate. See entry under the electrical system report.	Replace building mounted light fixture lenses. See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Electrical utility service entrance in poor condition. Telecom and cable is in fair condition. Gas service.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-		

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-		
	- Bicycle Racks	None	No action required.	-	-	-		
	- Flagpoles	Flap pole is in good condition	No action required.	3	ES	-		
16.	**Site Drainage**							
	- Ponding	None observed or reported.	No action required.	-	-	-		
	- Catch Basins	None	No action required.	-	-	-		
	- Bio-retention area	None	No action required.	-	-	-		
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-		
18.	**Other Observations**							
		(13) Brick masonry piers and granite caps are heavily soiled and require repointing. (1) brick masonry pier is heavily damaged. Brick and concrete retaining wall at south is heavily damaged.	Repoint and chemically clean 13 brick masonry piers. Rebuild brick/concrete retaining wall 6ft high.	0-1	OB	I	Brick piers 690 sf, retaining wall 270 sf	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick cladding and stone work needs repointing, cleaning and graffiti removal. Modular classrooms vertical wood siding in poor condition – extensive water damage from RTU condensate run-off and missing gutters & downspouts.	Chemically clean brick and stone work -100% of surface areas. Brick repointing 100% of the lower 1/3 . Replace 50% of wood siding in modular classroom.	1-3	ES	S	16500 sf masonry, 1500 sf wood siding	
2.	**Windows**							
	- Frame Materials	New window replacement work in progress with aluminum frame double glazed low E window system and precast sills.	No action required.	4	N	-		
	- Glazing Type and Color	Insulated tinted double glazing - low e	No action required.	4	N	-		
	- Operable sash type and sash hardware	Single hung	No action required.	4	N	-		
	- Storm Windows and Insect Screens	Insect screens	No action required.	4	N	-		
	- Sills	New precast sills at basement level. Existing to remain precast sill at upper levels require cleaning.	No action required.	3-4	ES	-		
	- Shades or Blinds	Typically none present. Unknown if shades being provided as part of window repalcement.	If not part of new window scope, recommend installing chain-driven, perforated fabric type shades.	3	-	-		
3.	**Entrance Systems**							
	- Frame Materials	Old metal entrance system. Aluminum frames with single glass frame set into wood paneled wood frame, and transom at main entrance door. H.M doors, frames and hardware replacement in progress. All double doors w/ (2) 3'-0" leafs.	Replacement work in progress.	-	-	-		
	- Glazing Type and Color	Single pane clear	See line item above.	0	OB	-		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-		
	- Entry door hardware	metal pulls	See entry above.	-	-	-		
	- Power operators	None	Consider providing power door operators as part of modifications to entry designated as accessible.	-	-	-		
4.	**Exterior Doors**							
	- Materials	HM exterior frames, doors and hardware replacement in progress.	Replacement work in progress	-	-	-		
	- Door widths & clearances	All double doors w/ (2) 3'-0" leafs.	Replacement work in progress	-	-	-		
	- Door hardware	Metal pulls	Replacement work in progress	-	-	-		
	- Overhead or Coiling Doors	None	Replacement work in progress	-	-	-		
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Aluminum fascia and trim installed in 2012	No action required.	4	N	-		
6.	**Sealants & Expansion Joints**							
	- Materials	New sealant around new windows and HM doors.	No action required.	4	N	-		
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	flat roof - white membrane roof systems installed in 2012 with new metal coping and membrane flashing parapet. Internal roof drain system	No action required.	4	N	-		
	- Roof edges and copings	New metal roof edges installed in 2012.	No action required.	4	N	-		
	- Walkway pads	None	No action required.	-	-	-		
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required.	-	-	-		
	- Glazing Type	None	No action required.	-	-	-		
	- Curbs	None	No action required.	-	-	-		
9.	**Gutters and Downspouts**							
	- Locations and Materials	Missing and/or damaged gutters and downspouts on the modular classrooms.	Replace damaged and missing gutters and downspouts.	1	OB	I	gutters 120 lf. Downspouts 60 lf	
	- Splash block or tied to storm drainage	None	No action required.	-	-	-		
10.	**Exterior Stairs and Ladders**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Metal fire escape stair off third second floor exhibits signs of corrosion. Guardrails are not code compliant. Refer to structural Engineer's report for structural integrity of entire stair system	Sandblast, prime and paint. Provide code compliant guardrails. Refer also to entry under structural system report.	2	ES	I	140 linear feet of fire escape	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-		
	- Drainage	None	No action required.	-	-	-		
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-		
13.	**Other Observations**							

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Main entry at east side - broadloom carpeting w/ loose surface entry mats, wood base and wood wall paneling and 2x4 ACT ceiling all in good condition. Inner vest. Partition - wood paneling w/ glazing in good condition. Inner doors this partition have been removed.	Recommend replacing removed inner vestibule doors with glazed wood paneled doors to improve building envelope performance.	3	3	3	3	ES	L	one pair doors	
2.	**Corridors**										
	- Finish Materials	1st flr: carpet fair with soiling. Wood base worn. Plaster walls worn paint. ACT ceiling - several w/ painted hands, grid yellowed, soiled tiles. Plaster transoms in good cond. 2nd flr: small areas of plaster wall areas damaged. New 2x4 ACT systems. Carpet shows signs of wear and tear.	Fresh coat of painting throughout. Patch damaged areas of plaster walls. Replace carpet with VCT. Refinish 1st floor base. Replace 1st floor ceiling tiles & grid.	CPT-2/WD-3	2	2	2	ES	S	1560 sf VCT, 174 lf base, 920 sf ACT	
	- Lockers	Metal coat hooks adjacent to classroom doors are mounted at 42" and some at 54". All project 3" away from wall.	Consider installing non-projecting type profile coat hooks. If future building renovations trigger accessibility code requirements, provide required number of accessible hooks and designate with signage.	-	-	-	3	ES	-		Costs under renovation estimate
	- Transoms & Borrowed Lights	None	No action required.	-	-	-	-	-	-		
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Classroom doors into corridor don't have closers. Doors leading from corridor to stairs are 3/4 hr fire rated with closers but no hold opens.	No action required.	-	-	-	-	-	-		
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Doors have closers and hold opens.	No action required.	-	-	-	-	-	-		
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-		
	- Wall Projecting Objects	Drinking fountains project into the path of egress	If future building renovations trigger accessibility code requirements, provide code compliant drinking fountains in the path of egress. See plumbing system report.	-	-	-	-	-	-		Costs under renovation estimate
	- Drinking Fountains	High drinking fountains wall mounted. Non code compliant. See plumbing system report.	If future building renovations trigger accessibility code requirements, provide code compliant drinking fountains. See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	Costs under renovation estimate

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
3.	**Building Signage**										
	- Materials	Paper taped room desigantions taped to walls in varying locations.	If future building renovations trigger accessibility code requirements, provide professionally made, permanent room signs that comply with MAAB code requirements.	-	-	-	1	OB	-		
	- Code Required	Not code compliant	See item below.	-	-	-	-	-			
	- Accessibility Compliance	Signage throughout building does not meet MAAB regulations for lettering, brail	If future renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-		Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	stairs are wood framed. Original wood floor landings in good condition. Brick cladding walls in good condition.	No action required.	3	3	3	3	OB	-		
	- Tread & Riser Height Uniformity & Nosing Compliance	metal ribbed tread cover. Tread nosing has 3/4" "lip" and is abrupt. Tread and riser height appears code compliant	Tread nosing transition element is required to make it code compliant.	-	-	-	-	OB	S	4 flights	Cost incl.nosings, railings & new rubber treads & risers.
	- Guardrails (height, sphere)	36" high painted original wood guardrail with wood pickets. design- non code compliant.	Replace with 42" high code compliant guardrail.	-	-	-	-	OB	S	incl. in above	
	- Handrails (height, extensions, profile)	Handrails are not present.	Provide code compliant handrails.	-	-	-	-	OB	S	incl. in above	
	- Landing Clearances	Appears to be code compliant	No action required.	-	-	-	-	-	-		
	- Minimum Headroom	Code compliant	No action required.	-	-	-	-	-	-		
	- Presence of Storage Beneath	No presence of storage beneath the stairs	No action required.	-	-	-	-	-	-		
5.	**Elevators & Lifts**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	No elevator.	Install elevator to provide accessible route to all building levels to comply with MAAB.	-	-	-	-	-	L	one 3-stop elevator & shaft encl.	
	- Chairlift Finish Materials, Plaftform Size, Clearances	No chairlift	No action required.	-	-	-	-	-	-		
6.	**Interior Doors & Sidelights**										
	- Materials	Stained flush wood doors and frames with glass vision panels. Stained flush wood doors, frames, side lights, transoms with wire glass vision panels at stairs. Typically in good condition - some instances need refinishing.	Refinish select areas as required.	-	-	-	2	ES	S	-	Under maint. budget.
	- Door hardware	Door handles throughout the building are not code compliant - all doors have knobs. No closers on classroom doors. 1/2 of doors have no mag door hold opens	If future building renovations trigger accessibility code requirements, replace all door handles with lever type locksets.	-	-	-	-	-	-		Costs under renovation estimate
	- Door widths & clearances	Doors into staff bathrooms are not code compliant	Provide replacement doors with proper width and clearances per code requirements as part of staff bath renovations - see entry below.	-	-	-	-	-	S		Costs included below.
	- Door Thresholds	None	No action required.	-	-	-	-	-	-		
7.	**Kindergarten Classrooms**	See entries for general purpose classrooms.									
8.	**Kindergarten Bathrooms**	No dedicated kindergarten bathrooms.									
9.	**General Purpose Classrooms**										
	- Finish Materials	Original wood floors, wood base, plaster walls and plaster ceilings all in generally good condition. Some classrooms have 2x4 ACT ceiling systems in good condition. Some rooms have small areas of plaster ceiling water-damage.	Fresh coat of paint for plaster walls. Repair damaged plaster ceilings and repaint.	3	3	ACT-3 /PLASTER-2	2-3	ES	S	repair clg. plaster 250 sf	Painting & woodwork refinishing under maint. budget.

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				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Original, built-in storage casework typ. in good condition. Some require minor repair including the hardware. Some instances of wood trim or casework need refinishing.	Refinish select areas of woodwork as required.	-	-	-	2-3	ES	L		Under maint. budget.
	- Visual Display Surfaces	Marker boards installed over some existing chalkboards. Marker boards appear in good condition. Chalk boards being used as marker boards. Finished wood chalktrays in fair to good condition	Refinish select areas of trays as required.	-	-	-	2-3	ES	L		Under maint. budget.
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Surface mounted direct: parallel to the teaching wall. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	Projection screens. Smart board in classroom #7 - 3rd grade	No action required.	-	-	-	-	-			
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										
	- Finish Materials	Concrete slab on grade poor condition w/ soiling & paint marks. Concrete & homasote partitions in fair condition. 2x4 ACT ceiling in fair condition - grid has yellowed.	Clean slab & seal. Replace ACT system.	2	2	2	2	ES	S	420 sf slab, 420 sf ACT	
	- Casework	Wood veneer casework w/ make-shift countertop in poor condition.	Replace with proper/required casework.	-	-	-	1	ES	S		Under maint. budget.
	- Visual Display Surfaces	Using homasote partition.	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	1x4 direct surface mounted. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Kilns	None	No action required.	-	-	-	-	-	-		
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-		
12.	**Technology Clsrms.**	No dedicated technology classrooms - see general purpose classrooms.									
13.	**SPED Classrooms**										
	- Finish Materials	Original wood floor and plaster walls in good condition. 2x4 ACT system is good condition.	Fresh coat of painting throughout plaster walls.	3	3	ACT	3	ES	L		Under maint. budget.
	- Casework	Metal cabinets	No action required.	-	-	-	3	-	-		
	- Visual Display Surfaces	Marker boards installed over some existing chalkboards. Marker boards appear in good condition. Chalk boards being used as marker boards	No action required.	-	-	-	2-3	ES	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Surface mounted direct. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
14.	**SPED OT/PT**	No dedicated OT/PT area.									
15.	**SPED Tutorials**	Learning Centers									
	- Finish Materials	Original wood floor and plaster walls in good condition. 2x4 ACT system is good condition.	Fresh coat of painting throughout plaster walls.	3	3	3	3	ES	L		Under maint. budget.
	- Casework	Storage closet shelves required some repair.	Repair/replace wood shelves	-	-	-	2	ES	L		Under maint. budget.
	- Visual Display Surfaces	Marker boards installed over some existing chalkboards. Marker boards appear in good condition. Chalk boards being used as marker boards	No action required.	-	-	-	2-3	ES	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Surface mounted direct: parallel to the teaching wall. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms.									
17.	**Performing Arts - Auditorium**	No auditorium.									
18.	**Performing Arts - Stage**	No stage.									
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Floor plane raised approx. 4" above concrete slab. Broadloom carpet is poor, wood paneling at exterior wall poor, brick, homasote and plaster partitions fair, plaster ceiling fair to poor w/ failing paint.	Replace carpet w/ carpet tiles. Prep & paint wood paneling & ceiling.	1	2	2	2	ES	S	carpet 800 sf	Painting under maint. budget.
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	White board in good condtion.	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	1x4 direct linear pendants mounted low at 7'-6" to bottom. See electrial system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-		
20.	**Media Center**	Located in modular.									

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Broadloom carpet fair w/ seam damage, GWB & vinyl walls & resilient base good condition, 2x4 ACT ceiling fair w/ water damage at several diffuser locations.	Replace carpet w/ carpet tiles. Investigate source of water intrusion, address and replace damaged ACT.	2	3	2	2	ES	S	1938 sf	ACT under maint. budget.
	- Stacks	Hardwood veneer in good condition.	No action required.	-	-	-	-	-	-		
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Shelves	Hardwood veneer in good condition.	No action required.	-	-	-	-	-	-	-	
	- Circulation Desk	Simple pre-manufactured desk.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None. Using Smart Board.	No action required.	-	-	-	-	-	-		
	- Workroom / Staff Areas	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	2x4 recessed fixtures w/ flush lense. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
21.	**Gymnasium**										
	- Finish Materials	Athletic resilent compound flooring tiles , wood panel and brick partitions, plaster ceiling all in fair condition. Possible water damage at wood paneling, paint failure bottom of brick walls and ceiling soiled.	Investigate presence of water intrusion at paneling. Prep & paint walls & ceiling.	2	2	2	2	ES	S	allow.	Painting under maint. budget.
	- Wall Pads	None	No action required.	-	-	-	-	-	-		
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Backstops	Portable units.	No action required.	-	-	-	-	-	-		
	- Scoreboard & Time Clocks	None	No action required.	-	-	-	-	-	-		
	- Bleachers	None	No action required.	-	-	-	-	-	-		
	- Dividing Curtains	None	No action required.	-	-	-	-	-	-		
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-		
	- Climbing Ropes	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	1x4 fixtures surface mounted to ceiling. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-		
	-Other										
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Floor plane raised approx. 4" above concrete slab. Finished wood floor fair to good, wood paneling at exterior wall poor, brick and plaster partitions fair, plaster ceiling fair to poor w/ water damage & failing paint. Exposed stone foundation wall has water deterioration and failed paint. Section of clg. has been replaced by GWB and not finish painted.	Investigate and address water infiltration at foundation wall & ceiling. Replace wood paneling & repair ceiling. Paint GWB clg. patch.	3	2	1-2	2	ES	S	plaster clg. 200 sf, wood paneling 120 sf, water allow.	Painting under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Tack boards and synthetic chalk boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-		
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	1x4 direct linear pendants mounted low at 7'-6" to bottom. See electrial system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
27.	**Kitchen & Servery**	School is a satellite facility that serves remotely prepared meals.									
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Finished wood floor, ptd. wood base, plaster partitions in good to fair condition. Plaster clg. in good condition.	Prep & paint plaster walls.	3	2	3	2	ES	S		Under maint. budget.
	- Casework	Hardwood open shelving cubes along two walls - modified to accommodate MDF equipment.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		

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SCHOOL NAME: Washington Elementary School

DATE OF REVIEW: 07-17-2013
REVIEWED BY: RA AND DH

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4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	1x4 fixtures surface mounted to ceiling. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	-Work Station (FF+E)	None	No action required.	-	-	-	-	-	-		
29.	**Nurse & Health**										
	- Finish Materials	Finished wood floor, ptd. wood base, plaster partitions in good to fair condition. Plaster clg. in fair condition w/ water stains.	Investigate and address water infiltration at ceiling. Prep & paint ceiling.	3	2	2	2	ES	S	200 sf	
	- Casework	Built-in seat at east side in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		
	- Sinks	Wall-hung and not MAAB compliant. See plumbing system report.	If future building renovations trigger accessibility code requirements, provide code compliant drinking fountains. See plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	Costs under renovation estimate
	- Light Fixture Types and Layout	1x4 fixtures surface mounted to ceiling. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-		
30.	**Admin. Office Area**										
	- Finish Materials	Finished wood floor, ptd. wood base, plaster partitions & ceiling genearlly in good to fair condition.	No action required.	-	-	-	-	-	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Ad-hoc tack and marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Entry Door Intercom	See electrical system report.	No action required.	-	-	-	-	-	-		
	- Reception/Waiting	No separate area.	No action required.	-	-	-	-	-	-		
	- Conference	No separate area.	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-		
31.	**Guidance & Psychology Office Area**	No dedicated guidance & psychology office.									
32.	**SPED Office Areas**	No dedicated SPED office.									
33.	**Student Toilets**										
	- Finish Materials	Girls and Boys gang toilets in basement - all finishes in very poor condition.	Perform general gut and complete renovation of Girls and Boys toilet rooms.	2	1	1	1	OB	S	2170 sf (area includes adjacent storage)	
	- Toilet Partitions	Enameled steel w/ overhead bracing fair to good. Number of stalls & fixtures (20 at Girls and 9 at Boys) in excess of that required for student population.	Install phenolic toilet partitions as part of overall bathroom renovations.	-	-	-	2	ES	S	part of overall reno.	
	- Plumbing Fixtures	See plumbing system report.	Install new fixtures, accessible as required and in quantities per the plumbing code. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	part of overall reno.	
	- Mirrors	None	Consider providing mirrors as part of the bathroom renovations.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper, paper towel and soap dispensers in fair to good condition.	Provide new as part of the bathroom renovations.	-	-	-	2-3	ES	S	part of overall reno.	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Bathrooms configuration is non-accessible for clearances, no grab bars, accessories not accessible within required reach ranges. No accessible fixtures or stalls.	As part of general gut and complete renovation of Girls and Boys toilet rooms, provide accessibile configuration and accessories per MAAB requirements.	-	-	-	-	-	S	part of overall reno.	
34.	**Staff Toilets**										
	- Finish Materials	Overall room sizes small, antiquated and non accessible. Wood flooring, plaster walls and ceiling.	Renovate single user toilet rooms to MAAB standards.	2	1	1	1	OB	S	7 staff tlts. totaling 175 sf	
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-		
	- Plumbing Fixtures	Antiquated and non-accessible. Refer also to plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Mirrors	None	Provide code compliant mirrors as part of renovation.	-	-	-	-	-	S	part of overall reno.	
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor	Provide new as part of the bathroom renovations.	-	-	-	-	-	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Overall room sizes small, antiquated and non-accessible. Insufficient clearances, no grab bars, dispenser locations not code compliant - located too high above floor.	Renovate single user toilet rooms to MAAB standards. Verify whether accessible toilet room clearances can be provided at current location.	-	-	-	-	OB	S	part of overall reno.	
35.	**Storage**										
36.	**Mechanical & Service**										
	- Finish Materials	Concrete slab on grade, brick walls, plaster ceiling all in good to fair condition. Some paint failure at brick walls.	Prep & paint brick walls. Clean & seal concrete slab.	2	2	3	2	ES	S	964 sf slab	Painting under maint. budget.
	- Sinks	Utility sink present. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report		
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Tool &Supply Storage	Ad-hoc throughout custodial area.	No action required.	-	-	-	-	-	-		
	- Equipment Pads	Concrete pads in good condition.	No action required.	-	-	-	-	-	-		
	- Other										
37.	**Controls**										
	- Height (accessibility)	Not all controls are located within MAAB reach limits.	If future building renovations trigger accessibility code requirements, relocate controls to be within required reach range.	-	-	-	-	-	-		Under maint. budget.
38.	**Other Spaces**										

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WASHINGTON ELEMENTARY SCHOOL

Date of Review: Tuesday, July 9, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Washington Elementary School (#15), located in the Highlands neighborhood of Lowell, was completed in 1910. The facility, built on a level site, is comprised of three stories, including a Lower Level that is half-way below grade, plus two, one-story modular classrooms, with a floor area of approximately 38,100 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1910 Age of Building: 103 years. Structural Engineer: Name not available. Structural Dwgs: Not available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 1966 & 1986 - Architectural only - no structural work. Structural Engineer: NA. Structural Dwgs: Not available. Contractor: Name not available. Applicable Building Code: MA DPS Struct Standards (1964) & MA State Bldg. Code - 5th Ed. (1980)
4.	**Description of Structure:** The facility, built on a level site, is comprised of three stories, including a Lower Level that is half-way below grade, plus two, one-story modular classrooms, with a floor area of approximately 38,100 square feet. Primary structural components include the following: mortared fieldstone and brick foundation walls; some interior brick bearing walls, round metal columns, and concrete slab on grade at Lower Level; exterior perimeter brick bearing walls; wood finish floor, with wood subfloor and joist/beam framing at floors likely; and wood roof plank and framing members. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction likely had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both exterior and interior unreinforced brick masonry bearing walls acting as shearwalls. Exterior brick bearing walls also serve as the exterior cladding.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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WASHINGTON ELEMENTARY SCHOOL

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Action Priority
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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Fieldstone and Brick Foundation Walls: There appears to be indications of ongoing water infiltration through the fieldstone and brick foundation walls at the building perimeter. Aside from other reasons for addressing this condition, this kind of phenomenon could also impair the integrity of the foundation walls which also support the exterior brick bearing walls. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	b.	Brick Retaining Wall Damage: Located near the modular classroom units and playground, there is a brick retaining wall which supports an upturned concrete wall. Not only is this a potential safety hazard, but the brick is severely damaged and in need of repair. An allowance covering an investigation and repair work of this condition should be included.			**1**	**I**
	c.	Curved Concrete Retaining Wall Damage: This wall is located next to the playground and adjoins the damaged brick retaining wall. At the joints of the curved wall sections there are indications of lateral wall movement, possibly due to vehicular impact. Not only is this a potential safety hazard, but the wall and metal fence on top are in need of repair. An allowance covering an investigation and repair work of this condition should be included.			**2**	**I**
	d.	Brick Pier at West Side Fence: It appears that this brick has been turned on its base and damaged due to vehicular impact. This condition is a potential safety hazard and in need of repair, including its being secured to the concrete base. An allowance covering an investigation and repair work of this condition should be included.			**2**	**I**

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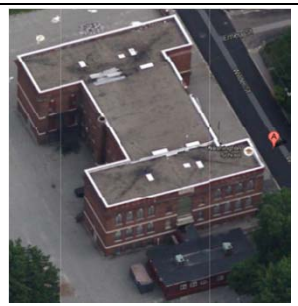
WASHINGTON ELEMENTARY SCHOOL

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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	e.	Retaining Walls and Exterior Stairs on South Side of Building: The concrete and brick retaining wall on the left side of the stairs has a section of cracked concrete and missing brick and missing mortar joints. The retaining wall on the right side of the stairs has missing brick, cracked brick, and missing mortar joints. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	f.	Steel Fire Escapes: Although the fire escape appears to be in reasonably good condition, there are some indications of connection failure and preliminary rusting. To avoid any potential safety hazard from developing, it is recommended that a detailed investigation be performed to verify that all in-situ structural members, including treads, and corresponding connections are adequate for their intended purpose. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**I**
	g.	Roofs: Although this building has a new roof, there is evidence of previous roof leaks on the ceiling below the flat roof. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains and scuppers must be kept free of debris.			**3**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

WASHINGTON SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System.	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.		REJ
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System.	N/A	N/A	L	Recommend building be fully sprinklered including attic.		REJ
3.	**Special Systems**	No Sprinkler or Standpipe System.	N/A	N/A	N/A	None		REJ
4.	**Misc Fire Protection**	No Sprinkler or Standpipe System.	N/A	N/A	N/A	None		REJ
5.	**Sprinklers**	No Sprinkler or Standpipe System.	N/A	N/A	N/A	None		REJ
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the storage portion of a toilet room and is 2". Service includes a meter with remote reader. There is an aged reduced pressure backflow preventer at the incoming service. Most water piping is replacement copper tubing with sweat joints. No water piping that was visible is insulated.	1	OB	S	Building is overdue for a major rehab. Replace all piping, valves, backflow preventer and insulate piping. Upsize water service		REJ

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Lowell Public Schools - Comprehensive Facilities Assessment
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by an atmospheric gas fired storage type water heater. The heater has an input of 40,000 BTUH and 40 gallons storage. There is an inline exhaust fan in the flue. There is no master mixing valve, expansion tank or recirculation system.	1	OB	S	Provide a domestic hot water recirculation system, master mixing valve and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease.		REJ
3.	**Sanitary Waste and Vent System**	Piping where visible is extra heavy or service weight cast iron bell & spigot type. In areas of new work piping is cast iron with no-hub 4 band stainless steel couplings or copper with threaded and soldered fittings. Older piping is presently functional.	2	OB	S	Piping is functional but aged. Camera inspect for condition & pitch prior to reusing in a major upgrade.		REJ
4.	**Storm Drain System**	Piping where visible is extra heavy or service weight cast iron bell & spigot type. The horizontal rainleaders have been cut off at the lower level ceiling and piped in PVC through the exterior wall and discharge onto the asphalt. Rainleader piping is presently functional. The roof is flat, the membrane recently replaced with insert type roof drains. Insert type roof drains are no longer approved.	0	OB	S	Replace insert type roof drains with standard type roof drains and pipe below grade to the exterior in cast iron pipe as PVC is not allowed by code in commercial structures.		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Plumbing fixtures are a mixture of newer and original fixtures. Water closets are floor mounted, exposed manual flush valves, or floor mounted tank type. Urinals are stall type with exposed manual flush valves. Lavatories are wall hung, back ledge with 4" centerset faucets with lever handles or newer single lever faucets. No counter type sinks were noted. Janitor sinks are plastic basins set on angle steel legs with centerset deck mounted faucet with swing spout and no vacuum breaker. Drinking fountains are small all stainless steel wIth button push operators.	1	OB	S	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures in remodeled toilet rooms. Replace all floor drains.		REJ
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers and water heater. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None		REJ
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two (2) low pressure cast iron steam boilers which were installed approximately two years ago. The boilers are in very good condition. The boilers were manufactured by Burnham (Model CL-90-SPL-G-PF). Each boiler has a capacity of 2343 MBH. There is a boiler feedwater and condensate pump set located adjacent to the boilers. The boiler feed unit was manufactured by Skidmore (Duplex Pump Model XM2D1501). The boiler blow down tank does not appear to have any means of cooling discharge and safety relief is vented in the boiler room.	2-Overall Plant,4-Boilers and Feed Water Tank	N-Boilers; OB-General Plant	S	Consider venting boiler blow down and boiler safety relief valves outside the building. Continue maintenance on steam traps, steam condensate system. Consider upgrading building heating system to hot water. Cost estimate based on converting existing steam boiler to HW duty.	 	DP
2.	**Cooling Plant**	There is no central cooling plant, and the majority of the building is not air conditioned. Some of the offices are air conditioned by window AC units. The two modular classrooms are air conditioned by two rooftop packaged heat pump AC units. The modular classroom rooftop units are beyond their expected useful service life.	N/A	N/A	N/A			DP
3.	**Air Handling Unit Systems**	The two modular classrooms are air conditioned by two rooftop packaged heat pump AC units. The modular classroom rooftop units are beyond their expected useful service life.	1	OB	S	Rooftop units should be serviced (filters, belts, fans lubricated, refrigeration system inspected, etc.), until the units are replaced.		DP
4.	**Terminal Unit Systems**	The building is primarily heated by a combination of steam fin tube style radiator heating units and cast-iron steam radiators. The majority of steam radiators have self contained thermostatic radiator valves. Storage rooms, Custodial rooms, Gym room, and Utility rooms are heated by steam ceiling suspended unit heaters. The majority of these steam unit heaters appear to be in poor condition.	1,2	ES/OB	S	Steam radiation valves should be repaired as required. Unit heaters should be repaired and/or replaced as required. All terminal units should be cleaned.	  	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	There are inline exhaust fans located in the Boys and Girls restrooms. The fans appear to be in fair condition, however the exhaust ductwork and registers appear to be in poor conditions as there are visible signs of corrosion and soiling on the exhaust grilles.	1	OB	I	Smaller restrooms are not equipped with mechanical exhaust air systems. Exhaust fan systems should be installed. Copy rooms do not have exhaust air fans systems; exhaust fans systems should be installed in copy rooms. Existing exhaust fans should be tested, lubricated and have belts changed.		DP
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping are routed in crawlspace and trench areas. These sections of steam and condensate piping have required repairs recently due to leaks.	1	OB	S	Steam and condensate piping sections will need to continually maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis. Cost estimate based on conversion to HW piping system.	  	DP
7.	**Automatic Temperature Controls**	The building heating system is controlled by a Siemens Talon DDC front-end ATC controller that is connected to a city wide energy management system. The building has minimal heating control zones. The first and second floor each have a space temperature sensor located in the main corridor. The first floor has an abandoned in place thermostat that is no longer in used as the building heating system is now controlled by the DDC system.	1	OB	S	Consider upgrading building to full DDC controls.	 	DP
	ELECTRICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 600Amps 120/208V 3phase 4wire. 600A Main disconnect switch is located in the main electric room in the lower level along with a C.T. cabinet and main distribution panel 600A rated MDP manufactured by Square D I-line series. The utility co. meter is located in the main electric room.	1	OB	S	The equipment is beyond its serviceable life and is in poor condition. The service capacity is undersized by today's standards. The service should be upgraded and sized for 10W/S.F. to accommodate future loads.		DMP
2.	**Distribution System**	The feeders and sub panels are in fair condition. They are all located in public areas surface mounted. Circuits are not segregated by load type. There is no TVSS provided in the distribution system	2	ES	S	Circuitry should be segregated by load type. Panels for computer loads should be provided with integral TVSS to protect sensitive electronics.	 	DMP

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WASHINGTON SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

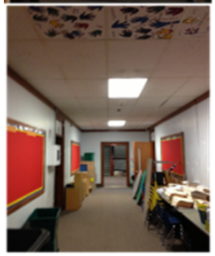
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Quantity of branch circuits are low original outlets are minimal and in poor condition, however new outlets have been added as needed for technology equipment in surface raceway. Installations vary depending on when they were installed.	2	ES	S	Original outlets should be replaced. Additional outlets should be installed for new technology equipment to avoid use of extension cords.		DMP

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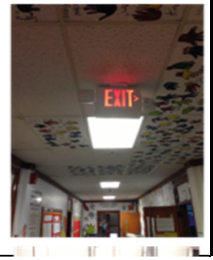
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting was upgraded 2 1/2 years, all fixtures have been replaced with fluorescent type fixtures with T8 lamps electronic ballasts. Light levels appear adequate in all spaces. Occupancy sensors have been added to classroom spaces.	3	OB	S	With exception to the classrooms lighting controlled by occupancy sensors, lighting is controlled by local line voltage switches. A recommendation would be to add occupancy sensors to the remainder of the spaces to conserve energy.	  	DMP
5.	**Exterior Lighting**	Pole mounted HID Floods connected to the street light circuit controlled by a photocell.	2	OB	S	A recommendation would be to install building mounted LED energy efficient fixtures that would also be dark sky compliant since the school is located in a dense residential area.		DMP
6.	**Emergency Power**	N/A	N/A	N/A	L	Recommend installing an emergency generator.		DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Life Safety (Lighting)**	Emergency lighting is accomplished by battery units and exit signs are self contained. They have all been recently upgraded, however several areas that lack emergency lighting and lit exit signs were noted during the survey.	2	ES	I	Additional emergency lighting should be added in locations that are lacking and all non-lit exit signs should be replaced with new self contained exit signs.	 	DMP

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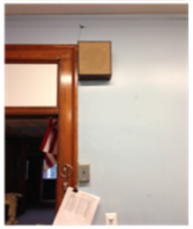
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Life Safety (Fire Alarm)**	The fire alarm system is obsolete. It is a conventional FCI panel. The modular classroom contains a separate single loop ESL 2500 series panel. The method of transmission is a radio box. A/V devices are horn strobe type and are generally code compliant with respect to location however speakers are now required by code. Pull stations are not ADA compliant.	1	OB	S	The fire alarm system should be replaced with a new addressable system with voice evac. capability.	  	DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with web access.		DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	The existing clock system is manufactured by Simplex and is not operational. The paging system is operational however is beyond is serviceable life. The paging system is manufactured by Bogen Model MCP35A	1	OB	S	Clock system should be replaced with a wireless master clock system and wireless secondary clocks. Paging system should be replaced with a new system with new speakers and head end with integration to the telephone system.	  	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	Data wiring is Cat 5e and has been added as required to serve the technology needs. Classrooms typically have 5 data drops and minimal A/V.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed.	 	DMP

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13 Benjamin F. Butler Middle School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site shared with Shaughnessy ES and baseball field; commercial buildings to the north, railroad tracks to the east, residential neighborhood to the south, and Gorham Street to the west
- Tight site; limited buildable area
- Shared parent and bus drop-off / pick-up areas
- Parking is limited do to site constraints

Surfaces and Features:

- Concrete and bituminous paving surfaces, including play areas are in poor condition in many locations and should be replaced
- No apparent site drainage issues since completion of re-grading at east side of building

Building Exterior

Exterior Wall and Canopies:

- Many exterior windows and entrances are in poor condition and should be repaired/ replaced
- All exterior door hardware is in fair to poor condition and should be replaced
- Brick masonry appears to be in good condition and requires minor repairs
- Steel framed canopy structures at entrances are in fair to poor condition and require repair and paint

Roof:

- Flat roofs and associated flashings/copings are in poor condition and should be repaired
- Clerestory windows are in poor condition and should be repaired

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Summary Narrative

- Sloped metal roofs appear to be in good condition
- Skylights and associated flashings are in poor condition and should be repaired
- Photovoltaic system at some standing seam metal roof locations

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Ceramic tile wainscot in corridors appears to be in good condition
- Carpet is in fair to poor condition and should be replaced
- VCT in good to fair condition – replace damaged tiles
- Gymnasium synthetic flooring in good to fair condition requiring few repairs
- Plastic laminate casework and hardware is in fair condition and does not meet current ADA/MAAB requirements in many locations
- Toilet partitions and accessories in fair to poor condition in many locations and should be repaired and/or replaced

Openings:

- Hollow metal door and window frames should be painted

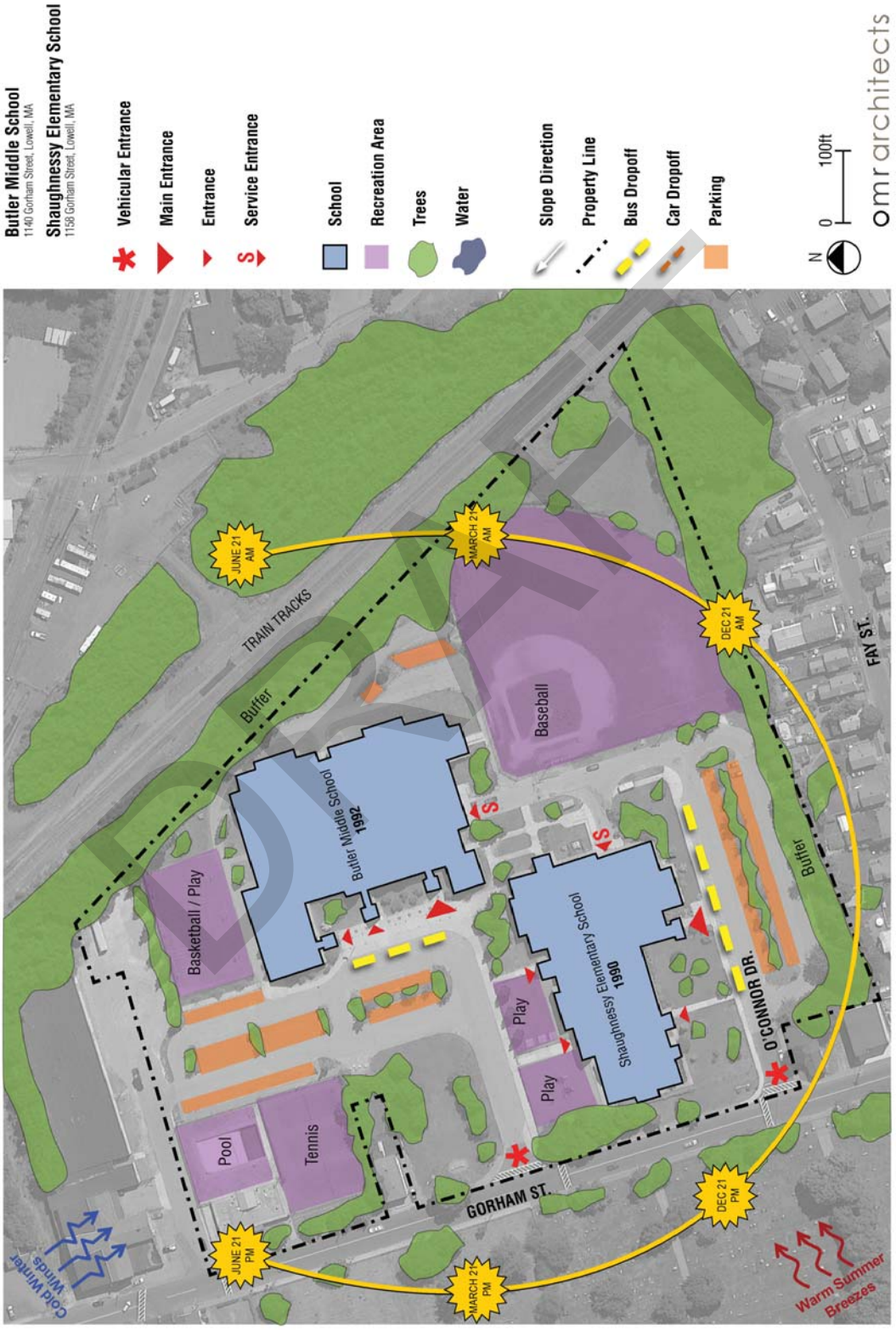
Vertical Circulation:

- Elevator is in good condition
- Stairs handrails and guardrails do not meet current building code requirements and should be painted if retained

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View looking across parking towards Shaughnessy Elementary School.



View from paved play area looking at exterior wall of gymnasium.



View from back of school at exterior wall of classroom wing.



View from back of school at exterior wall of classroom wing.



View of deteriorating metal infill panels at glazed exterior wall.



View from sidewalk at main entrance looking towards entry at auditorium.

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Photographs



View from raked seating in auditorium looking at stage.



View from gymnasium looking towards locker rooms.



View of damaged GWB and ACT ceilings at skylight opening.



View of typical corridor.



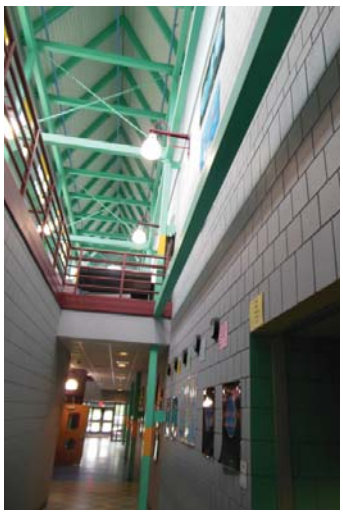
View of casework at typical classroom.



View of casework at typical classroom.

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Photographs



View from first floor corridor looking up at second floor at two-story space.



View from first floor entry by Cafeteria looking up at second floor.



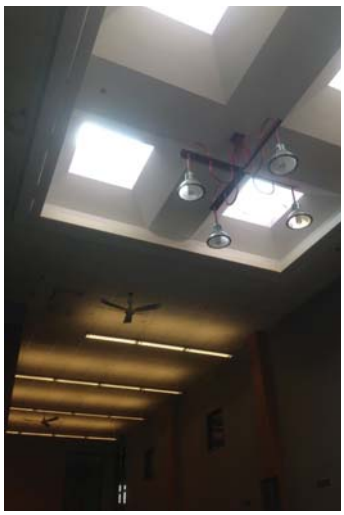
View of glazed portions of walls at first and second floors looking into Media Center.



View from circulation desk at Media Center.



View from circulation desk at Media Center.



View of skylights at Media Center ceiling.

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General Building Information

SCHOOL NAME	**Butler Middle School**
SCHOOL ADDRESS	1140 Gorham Street, Lowell MA 01852
SERVING GRADE LEVELS	5 through 8
NUMBER OF STUDENTS	553 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1992
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**498,928 sf**
SITE AREA FOR BUILDINGS	63,048
SITE AREA FOR PAVING	180,000
SITE AREA FOR PLAYFIELDS	140,000
SITE AREA FOR OPEN SPACE	69,706
ZONING DESIGNATION	TMU - Traditional Multi-Use District
NEIGHBORHOOD	South Lowell

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2C (per const. docs.)		96,572		yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: BUTLER MIDDLE SCHOOL

DATE OF REVIEW: 07-02-2013

REVIEWER: EJ / LKR

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(5) total entrances to the school; (3) on west side, (1) on east side. Main entrance on west side. Service entrance and loading dock on south side. Glazed aluminum doors in aluminum frames w/ aluminum framed sidelights appear in fair to good condition. Painted steel doors w/ painted steel frames are in poor to fair condition.	Repair and/or replace exterior steel doors and frames. (See B.4)	2	ES	S	-	See B.4
	- Connection to accessible route and accessibility	Entrances connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA). Handrails at ramp to service entrance are not accessible (ADA) - assumed that concrete ramp meets slope requirements (ADA). The hardware is not accessible (ADA.)	Replace railings at exterior ramp in compliance with current ADA requirements.	1	OB	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking is located on west side; some parking at loading dock (no markings.) Bituminous paving at all parking.	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Granite curbing at drop off; concrete curbing at all other locations. No wheel stops.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Aisle parking on west side, angled parking on east side. Approximately 80 parking spaces on west side; unknown quantity at east side adjacent to baseball field.	No action required.	3	ES	-	-	
	- Parking striping	Faded or non-existent.	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.
	- Accessible Parking Signage	No	If future building renovations trigger accessibility code or building code requirements, provide accessible parking signage.	-	-	-	-	Costs under renovation estimate
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off and pick-up areas are shared and located on west side	No action required.	3	ES	-	-	

DRAFT

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	No separation between cars and buses.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Bus drop-off area marked on paving, "two way traffic" at both entrances to parking/ drop-off area	No action required.	3	ES	-	-	
	- Traffic Markings and Traffic Signage	No	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	Concrete walkways throughout - brick inlays at main entrance walkway on west side in poor condition. Concrete walkway at main entrances have failed.	Repair concrete walkways along drop-off lane. Replace concrete at main entrances.	1	ES	I	1000 sf repair, 500 sf replace	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: No	No action required.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	(2) pedestrian ramps located on south side - non-compliant w/ ADA	Replace ramps.	2	ES	S	2 ramps	
5.	**Fire Department Access**							
	- Locations	Fire Department connections located south side. See GGD report.	See GGD report.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in good to fair condition. Concrete paving at pedestrian pathways appears to be in good to fair condition.	Patch asphalt paving and concrete paving.	2	ES	S	3000 sf allow	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	Loading dock located on east side is in fair condition; no leveler	Repair concrete loading dock and replace bumper guards.	2	ES	S	25 SF	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) dumpsters located at loading dock; (1) 6yd dumpster for trash, (1) 2yd dumpster for recycling. No trash compactor.	No action required.	-	-	-	-	
	- Protective Bollards	No	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No play fields on school property; baseball fields maintained by the City of Lowell (Parks and Recreation); natural turf	No action required.	-	-	-	-	
	- Accessible route to fields	No	Parks and Recreation to review.	-	-	-	-	
	- Tennis Courts	On adjacent site off Gorham Street - Not part of school.	No action required.	-	-	-	-	
	- Basketball Courts	(3) basketball courts located on north side of site; bituminous paving is in fair condition.	Patch asphalt paving throughout play area.	2	ES	S	13500 sf	
	- Bleachers	Aluminum bleachers located at baseball field maintained by the City of Lowell (Parks and Recreations).	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	10' high chain link fence on three sides of basketball court area in fair to good condition.	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
9.	**Site Topography**							
	- Characteristics	Generally a flat site; slight slope at east and south sides	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Trees and shrubs located on all sides of building; wooded area on east side of site (buffer between service roadway and railroad). Garden located on west side of building near entrances. Primarily deciduous trees throughout, some coniferous trees located at southwest corner of building. Shrubs are primarily deciduous and located throughout site and some along building perimeter and main entrance. Dense only at wood area on east side of site	Trim shrubs back away from buildings façade.	3	ES	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	See play areas above.	See play areas above	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter. Painted steel. See GGD report	See GGD report	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on north side; Gas: Yes, located on south side; Oil: N/A	See GGD report	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	Photovoltaic Panels on south side mounted to metal roof of auditorium. No wind turbines.	See GGD report	-	-	-	-	
15.	**Site Furniture & Accessories**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Types, Locations, Materials	(1) steel trash receptacle located at basketball courts. (2) steel trash receptacles located at baseball field adjacent to bleachers	No action required.	-	-	-	-	
	- Bicycle Racks	Galvanized bike rack on west side at drop-off	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at main entrance at west side and in good condition.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None visible	No action required.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	No	No action required.	-	-	-	-	
17.	**Irrigation System**	N/A	No action required.	-	-	-	-	
	- Locations	None visible						
18.	**Other Observations**	N/A	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (4x4x8 nom.) running bond in three colors. Brick and mortar is in good condition. Staining is occurring at many locations at brick. Metal panel infills at curtain wall framed openings and entries are rotted and failing or have completed failed in some locations.	Clean all masonry. Further investigation of staining is required to identify source. Replace all rotted and failing metal panel infills at curtain wall framed openings.	2	ES	I	3000 SF (cleaning)150 SF (mtl pnl)	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in fair to good condition. Painted steel frames at transoms are in fair to good condition.	Repair aluminum framed clerestory windows.	1	ES	I	100 SF	
	- Glazing Type and Color	Clear insulated glass units (IGU). Some areas appear to have replaced IGU's w/ Lexan. Glazing is broken at many locations, mostly at clerestory windows at flat roofs and east side of building.	Replace Lexan with IGU's and replace all broken windows.	1	ES	I	200 SF	
	- Operable sash type and sash hardware	Double hung windows sash hardware is in poor condition and has failed in many locations. Awning type windows appear to be in fair to good condition.	Replace sash hardware at all double hung windows.	1	ES	I	72	
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	1	ES	S	30 (screens)	
	- Sills	Painted aluminum sills appear in good condition, but require repairs to perimeter sealant at masonry openings in some locations.	Replace perimeter sealant at masonry openings in some locations. (See B.6)	2	ES	S	(See B.6)	
	- Shades or Blinds	Manual roller shades at most windows	No action required.	3	ES	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Painted aluminum frames appear to be in fair to good condition. Painted steel frames at transoms are in fair to poor condition.	Repair painted steel entrance frames.	1	ES	I	5 dbl. leaf doors	
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good to fair condition.	Replace broken glazing as part of entry repair.	2	ES	I	incl. abv.	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Entry door hardware	Aluminum pull, exit device, door closer appear in good to fair condition.	Replace door hardware at main entrances and thresholds.	2	ES	S	(8) Pairs of Doors	
	- Power operators	N/A						
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in fair to poor condition and not operable in some locations. Steel egress doors are in good to fair condition.	Repair damaged steel and glazed aluminum doors. Repaint all steel doors and frames.	2	ES	S	-	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good to fair condition and code compliant.	No action required.	2	ES	-	-	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted metal fascia's at sloped metal roofs in good condition	No action required.	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	Silicone sealant at control joints is in fair to good condition. Sealant at masonry openings is in fair to good condition. Sealant at metal infill panel at large windows is in poor to fair condition.	Replace sealant at masonry openings and at large windows w/ metal panel infill.	2	ES	S	2000 LF allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat and sloped roofs; flat ballasted EPDM roofing appears to be in fair condition, sloped standing seam painted metal roofing appears to be in good condition.	Repair flat roofs at failing seams and remove organic growth. Modify flat roof so that it pitches to drains throughout and cover all EPDM w/ ballast.	2	ES	I	44,000 SF (total area flat roof)	apply repair cost at $8/SF
	- Roof edges and copings	Painted metal roof edges and copings are in good to fair condition.	No action required.	3	ES	-	-	
	- Walkway pads	Precast concrete pavers are in fair to good condition and are along roof edge and paths to mechanical equipment	Replace damaged precast walkway pavers	2	ES	S	-	
8.	**Skylights**							
	- Type (unit or glazed)	Acrylic glazed unit skylights appear to be in good to fair condition; glazing damaged and/or broken in some locations.	Replace broken skylight glazing. Further investigation required to determine if skylights are leaking where interior GWB ceilings are damaged.	2	ES	I	64 SF	
	- Glazing Type	Clear and translucent acrylic glazing; see above	See above.	-	-	-	-	
	- Curbs	Integral with unit skylight appear to be in good condition.	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	No gutters or downspouts; roof drains at flat roofs, scuppers at entries. cast iron roof drains	Clear all roof drains from debris.	2	ES	S	-	Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage, splash blocks along walls are in fair condition.	Replace splash blocks.	2	ES	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Cast in place stairs and ramp at loading dock and service yard, south side in good to fair condition; railings are not code compliant.	If future building renovations trigger accessibility code or building code requirements, replace railings at cast in place stairs and ramps.	2	ES	-	-	Costs under renovation esimate

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	None	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Steel framed entry canopy with sloped metal in fair to good condition.	Repair rusted areas and repaint all exposed steel.	2	ES	S	-	Under maint. budget.
13.	**Other Observations**	None	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Recessed walk-off mat at vestibules in good condition. Glazed aluminum storefront system & GWB walls w/ resilient wall base appears in fair to good condition. GWB ceiling in fair condition where cabinet unit heaters occur.	Repair and repaint GWB ceilings.	3	3	3	3	ES	S	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	Typical condition: VCT flooring in good to fair condition. Painted CMU walls with resilient base in good to fair condition. ACT ceilings in fair to good condition w/ staining occurring in many locations and GWB ceilings appear in good to fair condition with cracking in some locations. 2-story open spaces at floor openings and stairs have glazed ceramic wall tile in good condition. VCT flooring is cracked in some locations such as at entries.	Paint all CMU walls throughout. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles. Repair damaged GWB ceilings. Replace damaged VCT flooring.	3-2	3-2	2	3	ES	S	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers w/ resilient base; both surface mounted and recessed in corridor walls. Some lockers do not close.	Repair lockers that do not close.	-	-	-	2	ES	S	-	Under maint. budget.
	- Transoms & Borrowed Lights	Hollow metal framed interior windows & transoms	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted projecting into corridor; non-compliant w/ ADA. See GGD report.	If future renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
3.	**Building Signage**										
	- Materials	Plastic signage primarily located on door off corridor.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Code Required	Room signage provided (non-compliant w/ ADA); No way-finding signs.	See item below.	-	-	-	-	OB	-	-	
	- Accessibility Compliance	Mounting location and lack of Braille; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, rubber treads and risers, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Walls in stairwells w/ special paint finish which is in good to fair condition.	Repaint all stair GWB walls; repair walls where finish is damaged.	3	3-2	3	3	ES	L	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes. Stair risers are quarry tile at main entry stair which appears to be in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42" at landings. Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere.	If future renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails round and 2" diameter. Most handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs.	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor rubber floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a two-stop, 3,000 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors are natural wood; CR doors have vision glass in most locations. Door frames and transom frames (and sidelights where occurring) are painted hollow metal and in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**	N/A	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**	N/A	No action required.	-	-	-	-	-	-	-	
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	wall mounted projection screens; activboards in some locations.	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition; GWB windows sills are in fair condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.

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				FLOOR	WALLS	CEILING	GENERA				
	- Casework	P.lam casework w/ epoxy resin countertops in good to fair condition.	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Lab Benches	Movable tables at sinks forming islands.	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower and Eyewash	yes	See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Sinks	Epoxy resin sinks located at islands and demonstration bench; non-compliant w/ ADA.	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	Costs under renovation estimate
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	ActivBoards	No action required.	-	-	-	3	ES	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings appear to be in good to fair condition.	No action required.	3	3	3-2	3	ES	-	-	
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings appear in good condition.	No action required.	3	3	3-2	3	ES	-	-	
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
14.	**SPED OT/PT**	No dedicated SPED OT/PT area.									
15.	**SPED Tutorials**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3-2	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA				
	- Casework	N/A	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	N/A	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	N/A	No action required.	-	-	-	-	-	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms.									
17.	**Performing Arts - Auditorium**										
	- Finish Materials	Carpet is in fair condition w/ vinyl nosings failing or about to fail. Wood paneling including woodwork over acoustical wall treatment appears to be in good condition. tectum sloped ceilings, exposed structure and exposed structure appears in good condition.	Replace carpet throughout.	1	3	3	3	ES	S	2,500 SF	
	- Seating Area Layout (flat, sloped, aisles)	Raked seating w/ aisles, main cross aisle at same floor elevation as stage	No action required.	-	-	-	-	-	-	-	
	- Seating Type	Original fixed, upholstered auditorium seating w/ integral aisle lights in fair condition. (Approx. 300 seats incl. HC seating spaces)	No action required.	-	-	-	2	ES	-	-	
	- Acoustical Treatments	Tectum panels on rear wall, acoustical panels w/ wood baffle, GWB reflector panels front of house all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- House Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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				FLOOR	WALLS	CEILING	GENERA				
	- Audio-Visual Systems & Assistive Listening	Original audio and visual systems. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor and wood paneling at walls appear in good condition. Tectum ceiling and exposed structure also appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	Fixed GWB reflectors over stage in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	Stage curtains appear to be in good condition; no fire-rating at proscenium.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Stage is accessible from main cross aisle in "house" of Auditorium.	No action required.	-	-	-	-	-	-	-	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Carpet, GWB walls and tectum ceilings all appear in good condition	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	tectum panels at ceilings some walls	No action required.	-	-	-	3	ES	-	-	
	- Casework	P.lam, recessed music lockers w/ metal grille doors in fair to good condition.	No action required.	-	-	-	2	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Practice Rooms	3 practice rooms are located off Music CR, all appear in good condition.	No action required.	-	-	-	3	ES	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet is in fair condition. GWB walls, tectum ceiling and exposed structure all appear in good condition.	Replace carpet throughout. Repaint GWB surfaces and exposed structure.	2	3	3	3	ES	S	2000 SF (carpet)	Repainting under maint. budget.
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	N/A	No action required.	-	-	-	-	-	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										

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2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Finish Materials	Rubber gym flooring appears to be in fair condition. Painted CMU and GWB walls except where thermal bridging through the metal studs in the exterior walls is evident by the darken stripes on the interior surface caused by condensation that has collected dirt. Acoustical metal roof deck and exposed structure all appear in good condition.	Repair rubber flooring.	2	3	3	3	ES	S	310 sf	repair 5% total area
	- Wall Pads	Wall pads are located at the ends of the main basketball court.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	Acoustical metal roof deck appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	(2) recessed stainless steel drinking fountains occur within Gymnasium and are non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, replace drinking fountains and wall to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Backstops	(6) folding backstops	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Scoreboard appears to be functional per custodial report.	No action required.	-	-	-	-	-	-	-	
	- Bleachers	Wood telescopic, metal framed, bleachers; non-compliant w/ ADA.	If future renovations trigger accessibility code or building code requirements, provide ADA compliant bleachers.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Dividing Curtains	Single walk-draw type divider curtain appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	Ceiling mounted speakers. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**										

DRAFT

SCHOOL NAME: BUTLER MIDDLE SCHOOL

DATE OF REVIEW: 07-02-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Finish Materials	Rubber flooring appears in fair to good condition. Painted CMU walls appear in good condition. ACT ceilings are stained in many locations and GWB at broken skylight is in poor condition.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles. Repair all damaged GWB soffits and ceilings.	2-3	3	2-1	2	ES	S	100 sf	
	- Equipment FF+E	FF+E exercise equipment and misc. equipment storage.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	marker board appears in good condition.	No action required.	-	-	-	3	ES	-	-	
24.	**Locker Rooms**	(Locker Rooms are used for Storage only per custodial staff)									
	- Finish Materials	Epoxy flooring w/ integral base in good condition. Painted CMU walls also in good condition. ACT ceiling is in good to fair condition w/ stained tiles in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers w/ sloped tops and integral epoxy base; surface mounted at walls and back to back forming peninsulas. Reported by custodial staff that locker rooms are not currently used by students.	If future renovations trigger accessibility code or building code requirements, provide ADA compliant lockers.	-	-	-	3	ES	-	-	Costs under renovation estimate
25.	**Locker Area Bathrooms**	(Locker Rooms are used for Storage only per custodial staff)									
	- Finish Materials	Epoxy flooring w/ integral base in good condition. Painted CMU walls also in good condition. ACT ceiling is in good to fair condition w/ stained tiles in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	Painted metal floor-mounted partitions appear in good to fair condition.	Repair toilet partitions.	-	-	-	3	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Plumbing fixtures are in good condition, but do not appear to meet current ADA requirements.	If future renovations trigger accessibility code or building code requirements, provide ADA compliance at plumbing fixtures.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Showers (gang, stalls)	Stainless steel shower stalls appear in good condition; non-compliant w/ ADA.	If future renovations trigger accessibility code or building code requirements, provide ADA compliant shower stall and fixtures.	-	-	-	3	ES	-	-	Costs under renovation estimate

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Mirrors	Mirrors appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories such as paper towel dispensers are damaged and non-compliant w/ ADA in most locations.	If future renovations trigger accessibility code or building code requirements, provide compliance w/ ADA	-	-	-	2	ES	-	-	Costs under renovation estimate
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, provide compliance w/ ADA	-	-	-	-	-	-	-	Costs under renovation estimate
26.	**Cafeteria**										
	- Finish Materials	VCT flooring in good condition. GWB walls, tectum sloped ceilings, and exposed structure all in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	P.lam casework at perimeter wall appears to be in fair to good condition.	No action required.	-	-	-	2-3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring w/ integral base is in good to fair condition, GWB walls, ACT ceiling also appear to be in good to fair condition. Some ceiling tiles are stained.	Repair epoxy flooring in few locations. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	2-3	3	2-3	2-3	ES	S	-	150 sf epoxy
	- Overhead or Counter Doors	Stainless steel coiling counter door at dish drop-off in good condition. Note dishwashing equipment and space not used.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Equipment Visual	New cashiers, freezer, warming ovens; all other equipment original. Dishwasher never used; Styrofoam trays used since building opened	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	VCT flooring and GWB walls appear to be in good condition. ACT ceiling is in fair to good condition with stained ceiling tiles.	Replace ceiling tiles where stained from water infiltration above through mechanical space.	3	3	2	3	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	P.lam casework appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Privacy Curtains	None - rests are located in individual rooms.	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Casework	Wood circulation desk w/ P.lam countertop appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance appears functional.	No action required. See also electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Waiting area within Main Office.	No action required.	-	-	-	-	-	-	-	
	- Conference	Conference Room is located down hall from Main Office.	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	3	ES	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	3	ES	-	-	
33.	**Student Toilets**										
	- Finish Materials	Ceramic tile flooring, ceramic tile walls, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Toilet Partitions	floor mounted painted metal partitions in fair condition; door to HC stall does not appear to meet current code requirements.	Replace toilet partitions throughout.	-	-	-	2	ES	S	(20) stalls incl. (12) HC	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA and are damaged.	See item below.	-	-	-	1-2	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA.	Replace damaged accessories and locate in compliance w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, ceramic tile walls, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	N/A	No action required.	-	-	-	-	-	-		
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA.	See item below.	-	-	-	3	ES	-	-	

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: BUTLER MIDDLE SCHOOL

DATE OF REVIEW: 07-02-2013

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Some accessories non-compliant w/ ADA.	Relocate accessories to be compliant w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	GWB and CMU walls in good to fair condition. Concrete floors appear to be in good condition.	Repair roof leak at Mechanical Room on second floor.	2	3-2	3-2	3	ES	I	-	See entry for roofing.
	- Sinks	Mop sinks at janitor closets. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-		
38.	**Other Spaces**	None	No action required.	-	-	-	-	-	-	-	

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BUTLER MIDDLE SCHOOL

Date of Review: Wednesday, July 3, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Butler Middle School (#10), located in the South Lowell neighborhood of Lowell, was completed in 1992. The facility, built on a level site, is comprised of a series of high one-story spaces and two-story building volumes, with a floor area of approximately 75,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Sister School: Shaughnessy Elementary School.
2.	**Original Construction:** 1992 Age of Building: 21 years. Structural Engineer: Foley & Buhl Engineering, Inc. Structural Dwgs: Available - S-1 to S-13, SP-1, SP-2 (Oct 1, 1990) Contractor: Sciaba Construction Corporation Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** None. (Verify) Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on a level site, is comprised of a series of high one-story spaces (Auditorium, Band Room, Gym, central corridor, Cafetorium) and two-story building volumes, with a floor area of approximately 75,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, retaining walls, and concrete slab on grade at First Floor; structural steel - HSS columns, beams, gable-shaped and double-pitched underslung trusses, and diagonal bracing; normalweight concrete on steel formdeck floor slabs; open web steel joists, cellular acoustic- and wide rib steel roof deck; and reinforced CMU at Auditorium and Gym. Lateral force-resisting system is typically vertical-plane diagonal bracing with floor and roof diaphragms. Solar panels are on one side of the Auditorium roof. Exterior cladding is typically brick veneer attached to steel stud or CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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BUTLER MIDDLE SCHOOL

Date of Review: Wednesday, July 3, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Roofs: There is evidence of roof leaks on the ceiling tiles below the flat roof of this building. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

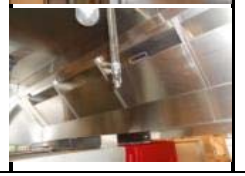
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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

BUTLER MIDDLE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 8" in size. Service is protected by a 6" Febco double check valve assembly.	3	ES	N/A	Equipment is in good condition.		SJM
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Fire distribution main piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		SJM
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.	 	SJM

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BUTLER MIDDLE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Misc Fire Protection**	Fire department connection is a (3) 2-1/2" with caps . Fire department valves are located in hose cabinets that are provided on all floors outside of stairway enclosures.	3	ES	N/A	None.	  	SJM
5.	**Sprinklers**	Sprinklers are pendant type with escutcheon in finished spaces and upright in spaces without ceilings.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25	 	SJM
	PLUMBING							

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BUTLER MIDDLE SCHOOL

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E. FP/P/H/E

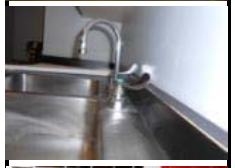
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 3" in size. Service includes a meter. There is a 2" reduced pressure backflow preventer provided for boiler water make-up. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	3	ES	S	Replace valves with corrosion to maintain working order.	 	SJM
2.	**Hot Water System**	Hot water for the building is generated by a 100 gallon gas fired water heater; State Industries with 250,000 BTUH input. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	4	N	N/A	None.		SJM
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in good condition. No evidence of damaged piping. Neutralizing tank located in Mechanical Room and most Art and Lab Sinks.	3	ES	N/A	None, provide required maintanence/replacement of neutralizing agent.	 	SJM
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	N/A	None.		SJM

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BUTLER MIDDLE SCHOOL

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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building (Bldg built 1991). Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with multiple faucet types. Classroom sinks are single and double bowl stainless sinks with gooseneck faucets. Electric water coolers are recessed mounted and surface mounted. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	2	ES	S	Multiple faucets in classrooms were leaking as wrist handles could not be completely closed due to coming in contact with the backsplash.	   	SJM
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, and kitchen equipment. Piping is black steel with welded and threaded joints, depending on pipe size.	3	ES	N/A	System appears to be in working order.		SJM
	MECHANICAL							

DRAFT

BUTLER MIDDLE SCHOOL

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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	This building was constructed in 1992 and majority of the components appear to be in poor condition. The heating plant consists of (2) gas fired hot water HB Smith cast iron boilers with Power Flame burners operating at 2,499 MBH input capacity. The breeching is constructed of double wall galvinized sheet metal and is common vented prior to exiting the building. There is a non-insulated horizontal expansion tank and a chemical shot feeder for pipe treatment. There are (2) base mounted end suction pumps manufactured by Taco at 155 GPM with a 7.5 HP motor. One pump motor has been replaced, both pumps are controlled utilizing a variable frequency drive manufactured by Yaskawa. Combustion air is provided through a ducted wall louver which has one opening high within the room and an opening at a lower elevation, both openings are associated with dampers.	2	ES	L	It is recommended that maintainance be provided on the boilers on a yearly basis to maintain longer life span of equipment. Pumps appear to be reaching the end of their servicable life and considerations should be made to replacing them. At a minimum they should receive yearly maintenance for shaft and motor alignment and motor bearing lubrication. The hot water expansion tank should be insulated to prevent heat loss.	 	LV
2.	**Cooling Plant**	The cooling plant consists of (2) indoor hermetic type chillers with associated roof mounted refrigerant condensers operating at a capacity of 120 tons each. Chilled water circulates throughout the building with the use of (2) base mounted end suction pumps manufactured by Taco at 275 GPM with 10 HP motors which are controlled via variable frequency drives of manufactured by Yaskawa. This system is provided with a horizontal non-insulated expansion tank and a chemical shot feeder for pipe treatment.	2	ES	L	It is recommended that the chillers receive yearly maintenance to ensure chiller coils are free of debris, compressors are lubed, and refrigerant system is fully charged. Pumps appear to be reaching the end of their servicable life and considerations should be made to replacing them. At a minimum, they should receive yearly maintenance for shaft and motor allignment and motor bearing lubrication. Pump insulation should be replaced as it appears to have fallen off or removed.	  	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The locker rooms are tempered through the use of a gas fired roof top unit which appears to be original to the building. The unit appears to be non-operational and is completly covered in rust. This unit is the only method of heat or ventilation for the space. The interior rooms of the building such as the art rooms, tech center, and large group areas such as the media center, administration area, Band, Stage and Auditorium are heated, ventilated, and air conditioned through the use of indoor air handling units. There are several indoor mechancial rooms which house these air handling units. Each unit is equipped with a supply fan, hot water coil, chilled water coil, filter section, and has a duct mounted return air fan. Each of these units appeared to be in fair condition however, it was noticed that condensation was forming on some of the diffusers. All the spaces associated with these units utilized ceiling mounted diffusers for supply and ceiling or wall mounted registers for return. The Gym had indoor air handling units which were located high within the space. These two units had a hot water coil, supply fan, and filter section. These units associated ductwork were exposed and high within the space and utilizes duct mounted diffusers. The Kitchen is provided with a kitchen hood which has make up air directly connected to it, as well as, ceiling diffusers. Make up air for this space is provided through a gas fired make up air unit located on the roof. A section of the Cafe has ceiling mounted diffusers which appear to be fed from a roof top heating and ventilation unit. The unit did not appear to have a cooling section associated with it however, the Cafe does have wall mounted unit ventilators along the exterior wall, these units do have chilled and hot water coils which provide cooling for the space. These units appeared to be reaching the end of their servicable life.	2	ES	L	It is recommended that general service is provided on all air handling equipment such as, coil cleaning, fan shaft alignment, lubricating motor bearings, and quarterly filter replacement. Verify unit operation and set points to ensure temperature and humidity swings between occupied/unoccupied are within appropriate ranges to avoid condensation forming on ductwork and grilles. The locker room unit should be replaced, corrosion is deteriorating the units casing, and it appears non-functional.	   	LV
4.	**Terminal Unit Systems**	Typical classrooms were provided with wall mounted unit ventilators which had hot water coils, chilled water coils, supply fans, outside air ductwork connections, and filters. These units were original to the building and appear to be reaching the end of their servicable life. Vestibules, corridors, and toilet rooms were tempered with a mix of fin tube radiation and unit heaters. The Cafe was provided with wall mounted fin tube radiation for supplemental heat during the winter season and wall mounted unit ventilators for heating, ventilation, and cooling. Within toilet rooms, corridors, vestibules, and storage rooms convectors, unit heaters, and fin tube radiation is being utilized as the main heat source.	2	ES	S	It is recommended that the unit ventilators are replaced. Cooling function does not appear to be working on majority of the units, fans are squealing, and control functions are not operating efficiently.	 	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvanized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces , and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning however, some of these fans are non-operational, belts need to be replaced, motors are squealing, and housings are bent.	2	ES	S	Motor bearings and shafts should be lubricated, as well as, belt replacement on a yearly basis. Exhaust fans should be replaced on an as needed basis. Those that are non-operational should be replaced immediately.		LV
6.	**Piping System**	The school's hot water piping system appears to be Schedule 40 black steel for larger pipe diameters and type L copper for smaller pipe sizes. From an outwards appearance, the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiber glass insulation is utilized on the piping system however, it appears to be lacking in certain areas. Insulation should be replaced where it is soiled, missing, or damaged.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.		LV
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located in the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficient. As many of the other schools within the city, it appears that Ameresco has performed upgrades to the existing system. The service contract provided new Honeywell direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are. It was noted that new digital thermostat sensors were not provided for every space and only selected areas of the building were provided with these sensors. All existing equipment had pneumatic controls and were not provided with electronic modulating control valves or actuators. Also, there is no central building management workstation at the school, all data is reported to a central location within the city through software manufactured by Talon.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, energy consumption meters to help determine where energy usage can be minimized, and sensors to provide troubleshooting features which would help determine the real problem with an existing or new system.	   	LV
	ELECTRICAL							

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BUTLER MIDDLE SCHOOL

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E. FP/P/H/E

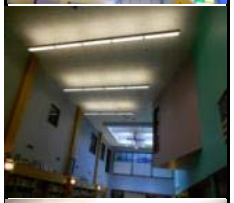
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 2000 amps, 277/480 volt, 3 phase, 4 wire and is in fair condition. The equipment is manufactured by GE, main breaker is GE 2000A TP2020SS power break.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		JC
2.	**Distribution System**	The feeders and subpanels are in good condition. Panels are located within secure electric closets with exception to (2) 112.5KVA transformers in electric room outside of the kitchen, one of the transformers is humming loudly and seeems to be at the end of its life. The problematic transformer serves panel "PLK"	3	ES	L	Life of system is same as service equipment. The 112.5 KVA transformer serving panel "PLK" should be replaced immediately.	 	JC
3.	**Photovoltaic System**	A 30KW roof mounted PV system is installed. The inverter is located in the main electric room along with the digital monitoring system and is manufactured by Satcom model PVS-30. The PV system is in good condition and is code compliant.	3	ES	N/A	The system seems to be well maintained and is operating properly. No issues reported from the custodial staff.	 	JC

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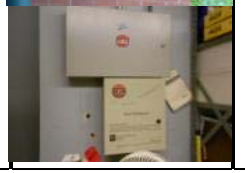
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and MC Cable where concealed and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. In general, there seems to be adequate receptacles. Surface wiremold is installed in the classrooms there are some areas where the cover has been removed exposing electrical conductors. Some outlets in the kitchen are not GFI type and extension cords are being used in the kitchen due to lack of receptacles.	3	ES	L	The system is in fair condition. Adequate receptacles are located throughout the building. The wiremold G4000 within the classrooms should be repaired where the covers have been damaged or have fallen off as a short term item. The kitchen receptacles that are non GFI type should be replaced as a short term item as well and receptacles should be added for kitchen equipment to avoid extension cords.	 	JC
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The condition of the fixtures vary. The classroom fixtures are in fair condition, some of the custom fixtures are in poor condition or have been damaged. Lighting control consists of occ sensors in classrooms and office spaces, line voltage key switches for common spaces, and time clocks for exterior lighting. Light levels seem to be adequate.	2	ES	S	Lighting fixtures that have been damaged or have not been converted to fluorescent should be upgraded. Fixtures in the media center remained with T12 lamps and should be upgraded to T8 as the rest of the fluorescent fixtures were.	  	JC
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. Custom incandescent building mounted fixtures and standard wall mounted HID flood lights are located around the building. Most building mounted fixtures are in poor condition or need repairing.	2	ES	S	It is recommended that the fixtures be replaced with LED type. It is recommended that the building mounted lighting be repaired or replaced with energy efficient LED fixtures.		JC

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	A Natural Gas fueled Generac 100KW generator model# 91A01785-S serves emergency lighting and optional stand-by loads via one Transfer Switch. Emergency lighting panels are located in separate 2HR rated closets.	3	ES	L	The generator has been maintained well, however the configuration of the emergency distribution does not meet current code. Life safety and optional stand-by loads are required to be separated.		JC
7.	**Life Safety (Lighting)**	Emergency lighting and exit signs are fed from the emergency generator. Exit signs in the gymnasium do not have wire guards for protection.	3	ES	L	Emergency lighting is not separated from optional stand-by loads per current electrical code, however was code compliant at the time of installation. We recommend that the exit signs be upgraded to LED type from Fluorescent. Wire guards should be added to the gym exit signs.		JC
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The system has voice evacuation for the cafeteria and gym. The main control panel is a FCI 7200 which is an obsolete panel, it was upgraded approximately 12 years ago. The gymnasium fire alarm devices do not have wire gaurds for protection, Speaker strobe coverage in the media center seems inadequate.	2	OB	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	 	JC
9.	**Security System**	The security system consists of motion sensors and door contacts and keypads. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	 	JC

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	The paging/intercom system is functioning properly. The head end equipment is located in the Admin area closet. The system is a Rauland Telecenter. The clock system is problematic ,most clocks are not synched properly.	3	ES	L	The system appears to be well maintained. No issues reported from custodial staff. We recommend installing a GPS based wireless master clock system with wireless secondary clocks as a short term item.		JC
11.	**Data Systems**	The data system is in good condition. Cat 6 wiring has recently been installed. Each classroom typically contains six data drops.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed in corridors and A/V wiring installed to accommodate the interactive projectors.		JC

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14 James S. Daley Middle School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site with minor slopes shared with Bailey ES and baseball fields; residential neighborhood to the north, residential neighborhood to the east, wooded area and residential neighborhood to the south, wooded area to the west
- Tight site; limited buildable area
- Bus drop-off / pick-up at north, students enter buildings from various locations
- Parking is limited do to site constraints and shared with student play area

Surfaces and Features:

- Concrete and bituminous paving surfaces, including play areas are in good to fair condition in many locations requiring minor repairs
- Concrete curbing is in fair condition
- No apparent site drainage issues

Building Exterior

Exterior Wall and Canopies:

- Exterior windows appear to be in good to fair condition; plastic glazing should be replaced
- All exterior door hardware is in fair to poor condition and should be replaced or repaired
- Brick masonry appears to be in good condition
- Precast wall panels are in good to fair condition and should be cleaned
- Exposed concrete wall is in fair to poor condition in many locations and should be repaired

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Summary Narrative

Roof:

- Flat roofs and associated flashings/copings are in good to fair condition and require repairs in some areas
- Roof drains appear to be clogged in some locations

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Ceramic tile wainscot in corridors appears to be in good condition
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Carpet is in fair condition and should be replaced in some areas
- VCT in fair to good condition – replace damaged tiles
- Gymnasium wood flooring needs minor water damage repair
- Plastic laminate casework and hardware is in good to fair condition and does not meet current ADA/MAAB requirements in many locations
- Plastic laminate interior window sills are in good condition

Openings:

- Interior doors and hardware are in good to fair condition
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement at some locations

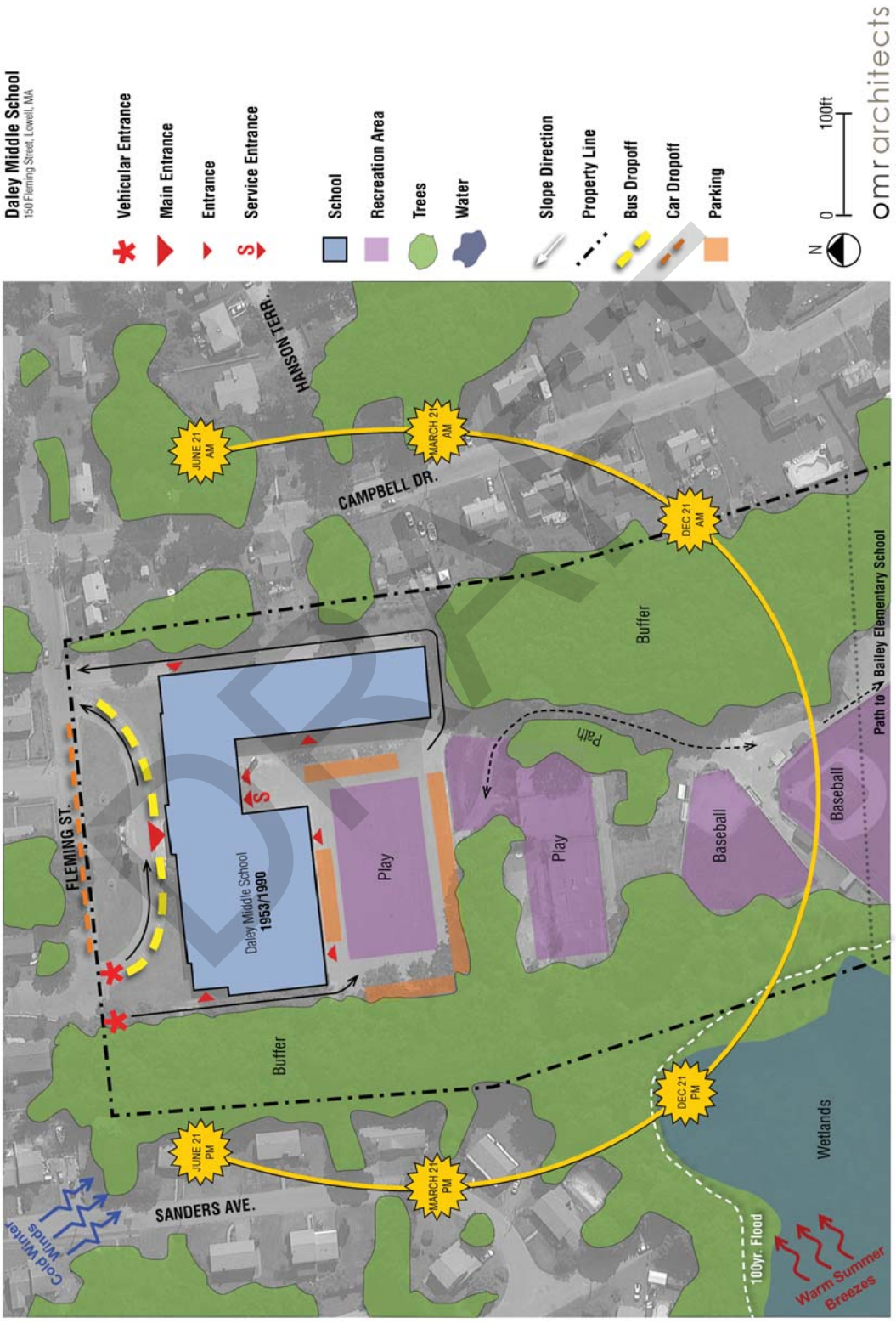
Vertical Circulation:

- Elevator is in good condition
- Stairs handrails and guardrails do not meet current building code requirements and should be painted if retained
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of exterior at main entry.



View of spalling concrete sidewalk at main entry.



View of drop-off / pick-up loop at main school entry.



View from shared parking and paved play area on south side of school.



View of typical exterior wall at classroom wing.



View from loop road at east side of site looking towards connection to street.

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Photographs



View of northeast corner where brick is not fully bearing on concrete foundation wall.



View from roof looking at ponding and drainage issues around rooftop mechanical equipment.



View of fully clogged roof drain.



View of typical roof drain condition. All roof drains should be cleared of debris and cleaned on a routine basis.



View in main lobby of school.



View in Auditorium looking towards stage.

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Photographs



View looking down typical corridor.



View in typical stairwell; finish materials and railings appear original to building.



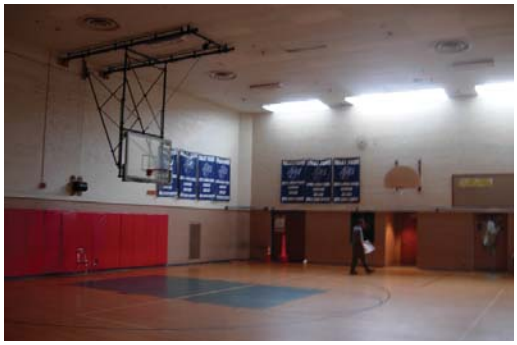
View in typical science lab/classroom.



Detail view of fixed peninsula at science lab.



View of urinals that are damaged and requiring repairs.



View in Gymnasium looking towards clerestory day lighting.

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General Building Information

SCHOOL NAME	**James S. Daley Middle School**
SCHOOL ADDRESS	150 Fleming Street, Lowell, MA 01852
SERVING GRADE LEVELS	5 through 8
NUMBER OF STUDENTS	676 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1952, last renovated 1990
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**870,067 sf**
SITE AREA FOR BUILDINGS	49,289
SITE AREA FOR PAVING	94,000
SITE AREA FOR PLAYFIELDS	118,825
SITE AREA FOR OPEN SPACE	607,953
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Highlands

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building			approx. 111,800	3 stories	
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Daley Middle School

DATE OF REVIEW: 07-02-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	It was noted by custodial staff that students enter the school at multiple locations including the main entrance on the north side. Entrances including service occur at the south side at parking and hardscape.	No action required.	3	ES	-	-	
	- Connection to accessible route and accessibility	Entrances connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA).	No action required.	3	ES	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking is located on south side. Bituminous paving at all parking is in good to fair condition.	Patch asphalt paving.	2	ES	S	2000 SF	
	- Curbing Materials and Wheel Stops	Bituminous and concrete curbing throughout site in fair condition. Granite curbing at main pick-up / drop-off at north side.	No action required.	2	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Unknown quantity of parking as striping is not readable. Parking lot on south side is also used as student play area.	No action required.	3	ES	-	-	
	- Parking striping	Faded or non-existent.	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.
	- Accessible Parking Signage	No	Provide accessible parking signage.	-	-	S	-	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off and pick-up areas are shared and located on north side	No action required.	3	ES	-	-	
	- Car and Bus Separations	No separation between cars and buses.	No action required.	-	-	-	-	

DRAFT

SCHOOL NAME: Daley Middle School

DATE OF REVIEW: 07-02-2013

REVIEWER: EJ / LKR

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Signage for one-way drop-off / pick-up is located on north side. Remaining site circulation is unclear and undefined by signage.	Provide way-finding signage.	3	ES-OB	S	-	Under maint. budget.
	- Traffic Markings and Traffic Signage	Traffic signage in some locations.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	Concrete at main entry is in poor condition. Bituminous sidewalks are in fair condition requiring repairs in some locations.	Repair concrete throughout site, especially at main entry and repair bituminous paved walkways.	1	ES	S	200 SF	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: No	No action required. If future building renovations trigger accessibility requirements, provide compliant city sidewalk curbcuts w/ warning strips to meet MAAB.	3	ES	-	-	Costs under renovation estimate
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp at main entry appears to meet current code requirements.	Paint railings.	2	ES	S	-	Under maint. budget.
5.	**Fire Department Access**							
	- Locations	See GGD report.	See GGD report.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in good to fair condition. Concrete paving at pedestrian pathways appears to be in fair condition	Patch asphalt paving and concrete paving.	2	ES	S	-	Under maint. budget.
	- Loading Dock or Leveler	No loading dock.	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) dumpsters located at service area; (1) 6yd dumpster for trash, (1) 2yd dumpster for recycling. No trash compactor.	No action required.	-	-	-	-	

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Daley Middle School

DATE OF REVIEW: 07-02-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No play fields on school property; baseball fields maintained by the City of Lowell (Parks and Recreations); natural turf. Main play area for students is the parking lot on the south side.	No action required.	-	-	-	-	
	- Basketball Courts	Basketball courts located on south side of site; bituminous paving is in fair condition.	Repair asphalt paving throughout play area.	2	ES	S	24000 sf	
	- Bleachers	Aluminum bleachers located at baseball field maintained by the City of Lowell (Parks and Recreations).	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Chain-link fence on three sides of basketball court area in fair to good condition.	No action required.	3	ES	-	-	
9.	**Site Topography**							
	- Characteristics	Sloping site from north to south with steepest slopes at transition to basketball courts from parking area.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Trees and shrubs located on all sides of building, Property edges at east and west sides are wooded and provide some buffer to neighbors. Most trees and shrubs appear to be maintained and not overgrown.	Trim shrubs back away from buildings façade.	3	ES	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	See play areas above.	See play areas above	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter. Painted steel. See GGD report	See electrical report	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on north side; Gas: Yes, located on south side; Oil: N/A	See GGD report	-	-	-	-	
14.	**On-Site Renewable Energy Sources**	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	(1) steel trash receptacle located at basketball courts. (2) steel trash receptacles located at baseball field adjacent to bleachers	No action required.	-	-	-	-	
	- Bicycle Racks	Galvanized bike rack on north side at drop-off	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at main entrance at north side and in good condition.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None visible	No action required.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**	None	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
18.	**Other Observations**	None	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (standard size.) running bond, coursing patterns vary slightly around building and are recessed in some locations. Brick and mortar is in good condition. Staining is occurring at many locations at brick. Precast panels at main entrance appear in good to fair condition. Exposed concrete walls at base of building is in fair condition.	Clean all masonry and precast. Further investigation of staining is required to identify source. Replace precast panels where damaged at base of building.	2	ES	S	28400 SF clean & 12000 SF precast	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in good to fair condition.	No action required.	3	ES	-	-	
	- Glazing Type and Color	Clear insulated glass units (IGU) & lexan panels. Lexan hazed and in poor condition generally.	Replace lexan with clear laminated glass.	2	ES	S	7,800 SF	
	- Operable sash type and sash hardware	Awning type windows appear to be in fair to good condition.	Repair window hardware in some locations.	2	ES	S	-	Under maint. budget.
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	1	ES	S	-	Under maint. budget.
	- Sills	Precast concrete sills in many locations appear to be in good to fair condition and were not replaced when window replacement was implemented.	Repair perimeter sealant at masonry openings in some locations.	2	ES	S	see B.6	Under maint. budget.
	- Shades or Blinds	Manual roller shades at most windows	No action required.	3	ES	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Painted aluminum frames appear to be in fair to good condition. Painted steel frames at transoms are in fair to poor condition.	Repair painted steel entrance frames.	2	ES	S	-	Under maint. budget.

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good to fair condition.	No action required.	2	ES	-	-	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good to fair condition	Replace door hardware at main entrances and thresholds.	2	ES	I	(10) pairs of dbl drs	
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in fair condition and not operable in some locations. Steel egress doors are in good to fair condition and show signs of vandalism in most locations.	Repair damaged steel and glazed aluminum doors. Repaint all steel doors and frames.	2	ES	S	(3) pairs of dbl drs	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good to fair condition and code compliant. Door hardware needs to be adjusted in many locations to allow reliable closing and locking.	Repair door hardware.	2	ES	S	-	Under maint. budget.
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Soffits appear in good cosmetic condition. Concrete appears to be exposed at CR wing soffits allowing for thermal bridging at slab.	Further investigation of potential thermal bridging at cantilevered CR floor slabs.	3	ES	L	-	
6.	**Sealants & Expansion Joints**							
	- Materials	silicone sealant at control joints is in fair to good condition. Sealant at masonry openings is in fair to good condition.	Replace silicone sealant at masonry openings and control joints.	2	ES	L	3000 lf allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	EPDM roof throughout appears in poor condition with seams and flashings that are in good to fair condition. Ponding is occurring in many locations. Ballasted built-up roof over Media Center appears in good condition.	Replace failing EPDM roofing.	1	ES	I	46,000 SF	
	- Roof edges and copings	Decorative metal fencing along roof edge in some locations.	No action required.	-	-	-	-	
	- Walkway pads	Walk pads appear in good condition.	No action required.	3	ES	-	-	
8.	**Skylights**	None	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Roof drains are filled with debris and/or clogged in many locations.	Clear all roof drains from debris.	2	ES	I	-	Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage.	No action required.	-	-	-	-	
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Granite steps at main entry are in good condition. Concrete ramp appears in fair to good condition.	No action required.	3-2	ES	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	Galvanized metal grating appears in good condition at areaways.	No action required.	-	-	-	-	
12.	**Decorative Items or Features**	None	No action required.	-	-	-	-	
13.	**Other Observations**	None	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Roll-up style walk-off laid over terrazzo floor. Glazed aluminum storefront system & polished stone wall cladding appear in good condition. GWB soffits and ACT ceiling is in good condition	Repair damaged molding at ceiling and wall transition.	3	3	3	3	ES	L	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	Typical corridor: Terrazzo floors in good condition, glazed CMU wainscot flush with GWB above in good condition and ACT ceilings with stained ceiling tiles in several locations. Corridors in basement have VCT floors in good condition, painted CMU walls in good condition and ACT ceilings with some stained tiles.	Replace ACT ceiling tiles in several locations. Further investigation is required to determine source of staining.	3	3	2	3	ES	S	-	Under maint. budget.
	- Lockers	12" x 60" recessed single-tier painted metal lockers w/ glazed CMU base. Some lockers do not close properly.	Repair lockers that do not close properly.	-	-	-	2	ES	S	100 units	
	- Transoms & Borrowed Lights	Hollow metal framed interior windows & transoms	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	Replace missing and/or failing magnetic hold-opens at corridor doors.	-	-	-	3	ES	I	(6) pairs dbl drs	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel recessed drinking fountains; non-compliant w/ ADA. See GGD report.	If future building renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
3.	**Building Signage**										

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				FLOOR	WALLS	CEILING	GENERA				
	- Materials	Plastic signage primarily located on door off corridor.	No action required.	-	-	-	3	ES	-	-	
	- Code Required	Room signage provided (non-compliant w/ ADA); No way-finding signs.	See item below.	-	-	-	-	OB	-	-	
	- Accessibility Compliance	Mounting location and lack of Braille; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan and terrazzo stair finish, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Walls in stairwells have glazed CMU and ACT ceilings.	Repaint all stair GWB walls; repair where walls finish is damaged	3	3	2	3	ES	S	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42" at landings. Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere.	If future building renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails round and 2" diameter. Most handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs.	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor rubber floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a three-stop, 3,000 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors are natural wood; CR doors have vision glass in most locations. Door frames and transom frames (and sidelights where occurring) are painted hollow metal and in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA				
	- Door hardware	All interior door hardware lever type hardware and is code compliant. Interior doors at some locations do not provide proper clearance at door levers.	If future building renovations trigger accessibility code or building code requirements, modify wall at doors to meet current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**	None	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**	None	No action required.	-	-	-	-	-	-	-	
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations. Most classrooms have stone window sills in good condition.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	Classrooms have closets at corridor demising wall and fin tube radiation along window wall.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	N/A	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens; activboards in some locations.	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations. Stone window sills appear in good condition.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.

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				FLOOR	WALLS	CEILING	GENERA				
	- Casework	Wood casework w/ epoxy resin countertops in good to fair condition.	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Lab Benches	See above	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower and Eyewash	yes	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Sinks	Epoxy resin sinks located at islands and demonstration bench; non-compliant w/ ADA.	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	Costs under renovation estimate
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	ActivBoards	No action required.	-	-	-	3	ES	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate

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	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings appear to be in good to fair condition.	No action required.	3	3	3-2	3	ES	-	-	
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings appear in good condition.	No action required.	3	3	3-2	3	ES	-	-	
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
14.	**SPED OT/PT**	None									
15.	**SPED Tutorials**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3-2	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA				
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**										
	- Finish Materials	Resilient flooring is in good condition. GWB walls with wood wainscoting appear in good condition. GWB soffits and ACT ceilings appear in good condition.	No action required.	2	3	3	3	ES	-	-	
	- Seating Area Layout (flat, sloped, aisles)	Flat floor.	No action required.	-	-	-	-	-	-	-	
	- Seating Type	No seating layout set up at time of site visit.	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	Acoustical treatment at walls and ceilings throughout.	Repaint GWB.	-	-	-	3	ES	S	-	Under maint. budget.
	- Theatrical Lighting	None	No action required.	-	-	-	-	-	-	-	
	- House Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Audio-Visual Systems & Assistive Listening	Original audio and visual systems. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor and wood paneling at walls appear in good condition. Roof deck and exposed structure above appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	Stage curtains appear to be in good condition; no fire-rating at proscenium.	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Wheelchair lift located at stage and accessed from corridor, but access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift.	-	-	-	-	-	L	1 chairlift	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Resilient flooring (tiered and flat), GWB walls w/ wood wainscoting and ACT ceilings all appear in good condition. GWB soffits appear damaged in some locations.	Flooring should be repaired in some locations at steps. Repair damaged GWB soffits.	3	3	2	3	ES	S	allow.	
	- Acoustical Treatments	Walls have bowed shape in plan.	No action required.	-	-	-	3	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	

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SCHOOL NAME: Daley Middle School

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Practice Rooms	None	No action required.	-	-	-	-	-	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet is in fair condition. GWB walls are in good condition. ACT ceilings are stained in some locations.	Replace carpet w/ carpet tile throughout. Replace damaged ceiling tiles.	2	3	3	3	ES	S	2025 sf	Ceiling tile replace. under maingt. budget.
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood and p.lam circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Finish Materials	Wood gym floor appears in good condition except where damaged by water from roof leak above. Painted brick walls appear in good condition. ACT ceilings are damaged in many locations and subject to impact damage and dislodging from balls.	Repair damaged wood floor. Replace damaged ACT with more durable ceiling system designed for gymnasiums.	3	3	1	2	ES	I	7190 sf clg. Area	Wood floor under maint. budget.
	- Wall Pads	Wall pads are located at the ends of the main basketball court.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	Acoustical metal roof deck appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	(2) recessed stainless steel drinking fountains occur within Gymnasium and are non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements,, replace drinking fountains and wall to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Backstops	(6) folding backstops	No action required.	-	-	-	3	ES	-	-	
	- Scoreboard & Time Clocks	Scoreboard appears to be functional per custodial report.	No action required.	-	-	-	3	ES	-	-	
	- Bleachers	Bleachers appear to be code compliant.	No action required.	-	-	-	4	N	-	-	
	- Dividing Curtains	Single walk-draw type divider curtain appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual Systems & Assistive Listening	Ceiling mounted speakers. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Finish Materials	VCT appears in good condition. GWB walls are in good condition. ACT ceilings are stained in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles. Repair all damaged GWB soffits and ceilings. Repaint all walls. Minor GWB repairs required at column enclosures.	2-3	3	2-1	2	ES	S	-	Under maint. budget.
	- Equipment FF+E	FF+E exercise equipment and misc. equipment storage.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	marker board appears in good condition.	No action required.	-	-	-	3	ES	-	-	
24.	**Locker Rooms**										
	- Finish Materials	Epoxy flooring w/ integral base in good condition. Painted GWB and glazed CMU walls also in good condition. ACT ceiling is in good to fair condition w/ stained tiles in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Lockers	Lockers appear in fair condition.	Replace damaged lockers.	-	-	-	2	ES	S	-	Under maint. budget.
25.	**Locker Area Bathrooms**										
	- Finish Materials	Epoxy flooring w/ integral base in good condition. Painted GWB and glazed CMU walls also in good condition. ACT ceiling is in good to fair condition w/ stained tiles in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	painted metal floor-mounted partitions appear in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Plumbing fixtures are in good condition, but do not appear to meet current ADA requirements.	If future building renovations trigger accessibility code or building code requirements, provide ADA compliant plumbing fixtures. See plumb. report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Showers (gang, stalls)	Steel framed partitions appear in fair condition; non-compliant w/ ADA.	If future building renovations trigger accessibility code or building code requirements, provide ADA compliant shower stall and fixtures.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Mirrors	Mirrors appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories such as paper towel dispensers are damaged and non-compliant w/ ADA in most locations.	Replace damaged accessories and locate in compliance w/ ADA	-	-	-	2	ES	S	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	See comments on plumbing fixtures above. Accessories non-compliant w/ ADA	Replace damaged accessories and locate in compliance w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
26.	**Cafeteria**										
	- Finish Materials	VCT flooring in good condition. GWB walls and ACT ceilings.	Repaint all GWB walls.	3	2	3	3	ES	S	-	Under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring w/ integral base is in good to fair condition, GWB walls, ACT ceiling also appear to be in good to fair condition. Some ceiling tiles are stained.	Repair epoxy flooring in few locations. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	2-3	3	2-3	2-3	ES	L	-	Under maint. budget.
	- Overhead or Counter Doors	Stainless steel coiling counter door at dish drop-off in good condition. Note dishwashing equipment and space not used.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	All equipment appears in good condition.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	VCT flooring and GWB walls appear to be in good condition. ACT ceiling is in fair to good condition with stained ceiling tiles.	Replace ceiling tiles where stained from water infiltration above through mechanical space.	3	3	2	3	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	Workstations (FF+E)	N/A	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	P.lam casework appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Privacy Curtains	Yes	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Finish Materials	Carpet, GWB walls, ACT ceilings appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood circulation desk w/ P.lam countertop appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance appears functional.	No action required.	-	-	-	-	-	-	-	
	- Reception/Waiting	Waiting area within Main Office.	No action required.	-	-	-	-	-	-	-	
	- Conference	N/A	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	
33.	**Student Toilets**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Finish Materials	Terrazzo flooring, glazed CMU walls appear in good condition. ACT ceiling tiles are stained in some locations.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	floor mounted phenolic toilet partitions in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA and are damaged.	See item below.	-	-	-	1-2	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA.	Replace damaged accessories and locate in compliance w/ ADA	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, painted CMU walls and GWB walls (in some locations), ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA.	See item below.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessories non-compliant w/ ADA.	Relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	Concrete and CMU walls in good to fair condition. Concrete floors appear to be in good condition.	No action required.	2	3-2	3-2	3	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	3	ES	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	3	ES	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-	-	
38.	**Other Spaces**	None	No action required.	-	-	-	-	-	-	-	

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DALEY MIDDLE SCHOOL

Date of Review: Tuesday, July 9, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Daley Middle School (#13), located in the Highlands neighborhood of Lowell, was completed in 1956. The facility, built on a slightly sloping site, is comprised of a series of two- and three-story building volumes, with a floor area of approximately 120,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Sister School: Bailey Elementary School.
2.	**Original Construction:** 1956 Age of Building: 57 years. Structural Engineer: E. K. Dyer Company Structural Dwgs: Not Available. Contractor: Jefferson Construction Co. Applicable Building Code: MA DPS - Structural Standards - Bldg Regulations for Schoolhouses (1955)
3.	**Renovations:** 1994 - (Verify) Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S-1, S-2 (January 14, 1993) - New elevator shaft & access ramps. Contractor: Name not available. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
4.	**Description of Structure:** The facility, built on a slightly sloping site, is comprised of a series of two- and three-story building volumes, with a floor area of approximately 120,000 square feet. Primary structural components include the following: reinforced concrete - spread footings (likely), foundation walls, and concrete slab on grade at First Floor and portions of Second Floor, beams and columns (possibly); floor and roof slabs; structural steel - round HSS columns (at perimeter in classroom); and interior CMU and brick walls (possibly bearingwalls). Lateral Force Resisting System (LRFS) - Although the building code governing the original construction had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. Without the benefit of either original structural drawings or a detailed investigation, it is problematical to identify the LFRS. The primary structural system likely has some inherent lateral-force resistance that may involve some combination of reinforced concrete or structural steel frame action, and unreinforced CMU walls acting as shearwalls. Exterior cladding is typically brick veneer attached to CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 9 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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DALEY MIDDLE SCHOOL

Date of Review: Tuesday, July 9, 2013.

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Action Priority
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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Flooding: The First Floor was reportedly flooded with water recently via the drain located in a pit in a room at the First Floor, next to the Boiler Room. The water back-up was apparently due to an overload to the storm drainage system occasioned by unusually heavy rainfall. Aside from causing a disruption to the on-going school operation, such an event might also undermine slabs on grade or footings.			**2**	**I**
	b.	Gym Brick Walls: There are a series of cracks in the brick wall at one end of the Gym. These cracks should be monitored regularly for signs of getting larger or spreading. An allowance covering repair work for this condition should be included.			**2**	**S**
	c.	Gym Entrance on West Side: Some concrete has spalled on the concrete foundation wall, possibly due to inadequate concrete cover for the reinforcing steel. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	d.	West Side Doorway of East Classroom Wing: There is a significant degree of cracking in the concrete foundation walls under the face brick. An allowance covering an investigation and repair work of this condition should be included.			**0**	**I**

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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	e.	Cracking of Exterior Slab Edges at Second Floor & Roof: There is evidence of cracking through the cantilevered concrete slab edges which are exposed to the weather. These cracks are perpendicular to the slabe edge and extend towards the interior of the building. Some temporary repairs have been made as evidenced by some caulking. This condition may occur at all of the exposed edges. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	f.	Roofs: There is evidence of roof leaks at some ceiling locations below the flat roofs of this building. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

DALEY SCHOOL

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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is mostly protected with automatic wet Sprinkler System and Standpipe system. Fire service is 6" in size. Service is protected by a Febco 805 double check valve assembly	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		
2.	**Type of Sprinkler System**	Building is protected with automatic wet Sprinkler and Standpipe System. Fire main is 4" in size. Piping is black steel with a combination of threaded and coupling joints and fittings depending on piping size. The sprinkler system appears to be one zone as no floor control valve assemblies were noted.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		
3.	**Special Systems**	Kitchen Hood is protected with a chemical suppression system.	3	ES	N/A	Continue regular testing.		
4.	**Misc Fire Protection**	There is a post indicator valve on the incoming service (severely corroded) and a 2-1/2" by 2-1/2" free standing fire department connection for the sprinkler and standpipe system.	1	ES	I	Repair/replace post indicator valve assembly.		
5.	**Sprinklers**	Institutional type sprinklers are installed in the corridors and certain spaces such as locker rooms. Semi-recessed sprinklers are installed in other spaces with suspended ceilings and brass upright sprinklers in rooms without ceilings.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		
	PLUMBING							

DRAFT

DALEY SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters under the pump room and is 4". Service includes a meter with remote reader. There are two 2" reduced backflow preventers in parallel at the incoming service. There is a reduced pressure backflow preventer for make-up water in the main mechanical room. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	N/A	None Continue testing backflow devices annually.		
2.	**Hot Water System**	Hot water for the building is generated by two atmospheric gas fired storage type water heaters each has an input of 600,000 BTUH and 300 gallons storage. There is a master mixing valve but no expansion tank. The hot water is recirculated with two pumps. The water heaters appear to be replacement, heaters are in good condition except for exterior corrosion due to space flooding.	3	ES	N/A	None.		
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron bell and spigot type with newer piping being no-hub with stainless steel couplings. Piping is in good condition with no evidence of damage other than the boiler room floor drain. The main mechanical room has a sump for the floor drains with duplex suspended pumps which are fairly new. However, water leaks into the mechanical room perhaps from the damaged floor drain and floods the space on occasion. No other reports of backup problems.	3	ES	L	Investigate main mechanical room drainage system, rod, flush, clean and repair.		
4.	**Storm Drain System**	Piping where visible is cast iron bell and spigot type with newer piping being no-hub with stainless steel couplings. Piping is in good condition with no evidence of damage. The roof is flat with roof drains and interior piping. Roof drains are in good condition, however, some debris has built up on some drains. On the low roof the blocking sleepers for HVAC equipment is blocking the flow of rainwater to the drain which is severely clogged with debris.	3	ES	L	Clean debris from all roof drains and modify sleepers to facilitate roof drainage where necessary.		

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DALEY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Water closets are wall hung, exposed manual flush valves with no GPF markings. Urinals are wall hung, with manual flush valves, with no GPF markings. Lavatories are wall hung flat slab with escutcheon, faucets vary between newer wide spread, lever handle type and older centerset with 8" escutcheon plate, manual metering type faucets in poor condition. Counter sinks are selfrimming with 8" deck mount faucet, swing spout & lever handles. Janitor sinks are cast iron rolled rim, with a back mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel, fully recessed with push button operators. The Girls showers are column type in poor condition. The Boys showers are aged pressure balanced type with institutional heads. The old high school science labs are used for art. The gas to the turrets has been shutoff.	3	ES	L	Most fixtures are functional and will continue to operate with flush valve and faucet replacement until a major upgrade is planned or there is a desire to provide water conserving fixtures. All showers are in poor condition requiring replacement. The art room's lab sinks should be replaced with deep stainless steel sinks and sediment traps.	   	
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen, generator, and science. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None.		
	MECHANICAL							

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DALEY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two (2) gas fired fintube hot water boilers manufactured by Cleaver Brooks (Model CB700-150) with a capacity of 6280 MBH input/4940 MBH output. The boilers are vented to a common steel breeching that is routed to a masonry chimney. The boilers were installed circa 1993 and are nearing the end of their expected service life. Hot water is distributed by a primary-secondary pumping system. There are two (2) inline primary hot water pumps and four (4) end suction secondary pumps. The pumps are piped in a primary-standby configuration. The pumps are in fair to poor condition; one motor of each of the pump sets appears to have been replaced in more recent years, and VFD drives have been installed. Pump P-6 is not operational and is in need of repair.	2	ES/OB	S	Continue preventative maintenance on hot water boilers and pumps. Replace pump motors for "standby" pumps with older motors. Repair or replace pump P-6. Continue water treatment program for hot water system.	  	DP
2.	**Cooling Plant**	There is no central cooling plant. There are four (4) roof mounted air-cooled condensing units (ACCU), which appear to have been installed circa 1993. Three (3) of the ACCU units are 2-3 tons capacity units; whereas the ACCU unit that serves the ACU-1 unit and the assembly area has a capacity of 42 tons. The condensing units show signs of rust and corrosion, and are beyond their expected service life. Some of the condensing units did not appear to be in operational during the time of our field visit. Basded on our review of original design drawings, it appears that (3) three ACCU units have been removed.	1	OB	S	Recommend checking refrigeration system charge, repairing and/or replacing condensing units. Re-insulate refrigeration piping. Cost estimate assumes replacement of all Condensing units, evaporator coils and associated refrigeration piping.	 	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	There are nine (9) indoor hot water heating and ventilation units. The heating and ventilation units were installed circa 1993 and appear to be in fair to poor condition and are nearing the end of their expected useful service life. The H&V units were manufactured by Trane. The H&V units serve the Art Room, Music Room, Kitchen, Cafeteria, Locker Rooms, and Boiler Room. There is an indoor air conditioning air handling unit which is connected to a roof mounted 42 ton air cooled condensing unit. The ACU unit was installed circa 1993, is nearing the end of its expected useful service life. The ACU unit serves the Assembly area and is mounted from the Gym ceiling.	2	ES/OB	S	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.	  	DP
4.	**Terminal Unit Systems**	The majority of classrooms are heated and ventilated by classroom unit ventilators, majority of which were installed circa 1993. The majority of unit ventilators appear to be in poor condition and are nearing the end of their useful service life.	1	ES/OB	S	Recommend unit ventilators receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.		DP
5.	**Exhaust Systems**	Many of the exhaust fans observed appear to be damaged, in poor condition and some operated with excessive vibration while others did not appear to be operational at the time of visit. There are approximately forty (40) exhaust fans, with the majority of these fans being roof exhaust fans.	1	OB	S	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.		DP

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DALEY SCHOOL

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E. FP/P/H/E

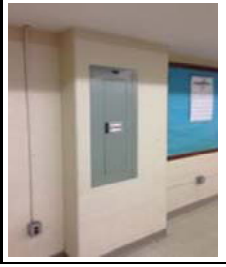
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	Hot water is distributed from the boiler plant to terminal heating and air handling unit equipment located throughout the building via a two pipe insulated steel and copper supply and return piping system. The majority of the piping appears to be in fair condition. Hot water accessories such as the chemical shot feeder and some valves and fittings show signs of corrosion and should be replaced. The majority of the roof mounted air conditioning system refrigeration lines are uninsulated and show signs of corrosion.	2	ES	S	Recommend repair and/or reinsulate sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system.	 	DP
7.	**Automatic Temperature Controls**	The building HVAC system are controlled by a pneumatic automatic temperature control system. The ATC compressor and air dryer appear to be in fair condition. There appears to have been some ATC system repairs since its original installation since 1993. In general, the control systems are antiquated and in need of replacement and upgrade. The building ATC control system is connected to the city-wide building energy management system via a Siemens-Talon Tridium-Niagra control interface.	2	OB	S	Building terminal heating and air handling unit system controls should be verified and repaired as required. Recommend considering upgrade to full DDC, direct digital controls.	 	DP
	ELECTRICAL							

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DALEY SCHOOL

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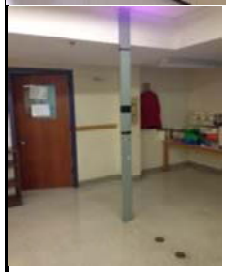
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Electrical Service**	Service is rated at 2000Amps 120/208V, 3phase, 4wire. The switchboard contains a Main/CT section and a distribution section. Switchgear is manufactured by Siemens . The utility co. meter is located within the main electric room.	2	ES	L	The switchgear is in fair condition and installed in accordance with code. There is however one code violation, The egress doors out of the room must swing out and be provided with panic hardware. This should be corrected immediately.	 	DMP
5.	**Distribution System**	Feeders and sub panels are in fair condition. They are flush mounted and located in the corridors. Circuits are not segregated by load type. There is no TVSS protection. It was noted that some panels located in public corridors where not locked and could easily be accessed. Unlocked panel boards are a safety concern and should be addressed.	2	ES	L	Circuits should be separated by load type and TVSS should be added to panels that serve computer equipment.		DMP

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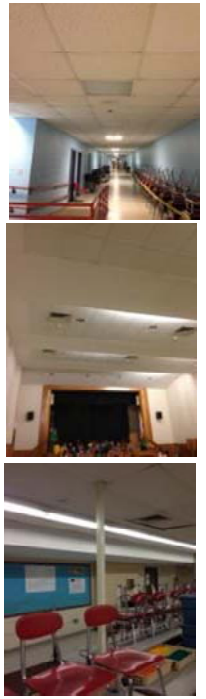
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Branch Circuits**	Branch circuits are installed in MC cable and are in good condition. There is adequate receptacles, surface wiremold with power, and data is installed in classrooms. In other areas surface conduit and receptacles have been added. Power poles have been installed in computer labs, the power poles are in poor condition and should be addressed.	2	ES	L	In general the quantity and quality of branch circuits is adequate. The power poles condition is poor and should be addressed/repaired. Any additional power required would be installed in the same manner as it is currently.	  	DMP

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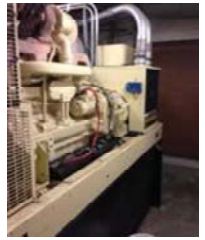
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Interior Lighting**	Lighting in general is in fair condition. Classrooms consist of continuous rows of surface fluorescent wrap around type fixtures with a (2) lamp cross section electronic ballast powering 32WT8 lamps. The gymnasium fixtures have recently been upgraded to (4) lamp T5HO high bays with occupancy sensors and wireguards. Library fixtures are pendant direct/indirect (2) lamp cross section with electronic ballasts and 32WT8 lamps. Corridors consist of recessed fluorescent 2X2 fixtures with acrylic lens. The auditorium house lighting contains fluorescent strips mounted in coves for indirect lighting and incandescent PAR down lights. General areas consist of surface mounted 2X2's and 8" fluorescent down lights. Light levels seem adequate. Lighting control consists of occupancy sensors in the classrooms and time clocks for exterior lighting. All other lights are controlled with local live voltage switching.	2	ES	L	Additional lighting control devices should be installed where only local line voltage switches are utilized for energy savings.		DMP
8.	**Exterior Lighting**	Building mounted High pressure sodium wall packs are located around the building and roof mounted HID flood lighting is used to light the parking lot.	2	ES	S	None of the existing fixtures are Dark Sky compliant or energy efficient. It would be our recommendation to replace these fixtures with dark sky complaint LED replacements to save energy and create less of an impact on the neighboring sites.		

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DALEY SCHOOL

E. FP/P/H/E

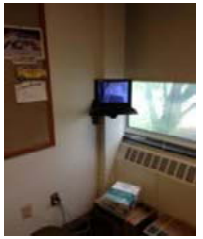
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
12.	**Emergency Power**	The emergency distribution system consists of a 125KW indoor diesel generator manufactured by Kholer model 125ROZJ81. It contains one 600A circuit breaker on the unit that feeds a 600A emergency distribution panel. The emergency distribution panel feeds emergency lighting sub panel with MI 2 hour rated feeders. The generator also serves a sub-panel that feeds freeze protection loads and miscellaneous mechanical loads. There is a remote generator annunciator located in the Janitor's office.	2	ES	S	The emergency distribution system is not compliant with current codes. The life safety emergency lighting loads are required to be separated. We would recommend adding a second circuit breaker to the generator to serve a new life safety transfer switch, relocate all non life safety equipment out from the generator room and construct two hour rated closets for the remote emergency lighting panels.	  	DMP
13.	**Life Safety (Lighting)**	Life safety lighting is powered by the generator and feed from emergency lighting panels.	1	ES	S	Emergency lighting is not compliant with today's codes, life safety loads must be separated from optional stand-by loads.		DMP

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DALEY SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
14.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a Notifier model 7200.	2	OB	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		DMP
15.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a color monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.		DMP
16.	**Communication / Clock System**	The paging, intercom and clock system are functioning properly. The head end equipment is located in the Head end room adjacent to the library. The system is manufactured by Rauland. An NEC telephone system is present and appears to be functioning properly. The telephone system and paging system are integrated.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.		DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
17.	**Data Systems**	The data system is in good condition. Cat 6 wiring has recently been installed to serve computer labs and classrooms. No A/V devices such as smartboards/projectors have been installed in any classrooms at the time of the visit. There was no Air conditioning one of the server rooms and was extremely hot. This should be addressed immediately or it may result in damaged equipment.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed in corridors and the installation of air conditioning in the data closets.		DMP

DRAFT

15 Henry J. Robinson Middle School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Sloping site shared with McAuliffe Elementary School and city baseball fields; residential neighborhood to the north, residential neighborhood to the east, wooded area and residential neighborhood to the south, wooded area and wetlands to the west
- Tight site; limited buildable area
- Shared parent and bus drop-off / pick-up areas and staff parking
- Parking is limited do to site constraints

Surfaces and Features:

- Concrete and bituminous paving surfaces, including play areas are in good to fair condition. Many locations requiring repairs
- Granite curbing in good condition
- Severe drainage and ponding at main drop-off / pick-up

Building Exterior

Exterior Wall and Canopies:

- Most exterior windows have hardware in poor condition which should be replaced
- Entry door hardware is in fair to poor condition and should be replaced
- Brick masonry appears to be in good condition
- Decorative metal bars at flat roof to prohibit access to roof.

Roof:

- Flat roofs and associated flashings/copings are in fair to good condition and require minor repairs

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Summary Narrative

Building Interior

Finishes:

- GWB walls and ceilings should be painted in some areas
- Ceramic tile wainscot in corridors appears to be in good condition
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair
- Carpet is in fair condition and should be replaced in some areas
- VCT in fair to good condition – replace damaged tiles
- Gymnasium wood flooring in good condition
- Plastic laminate casework and hardware is in good to fair condition and does not meet current ADA/MAAB requirements in many locations
- Plastic laminate interior window sills are in good condition

Openings:

- Interior doors and hardware are in good condition
- Some doors not fully compliant with ADA/MAAB requirements

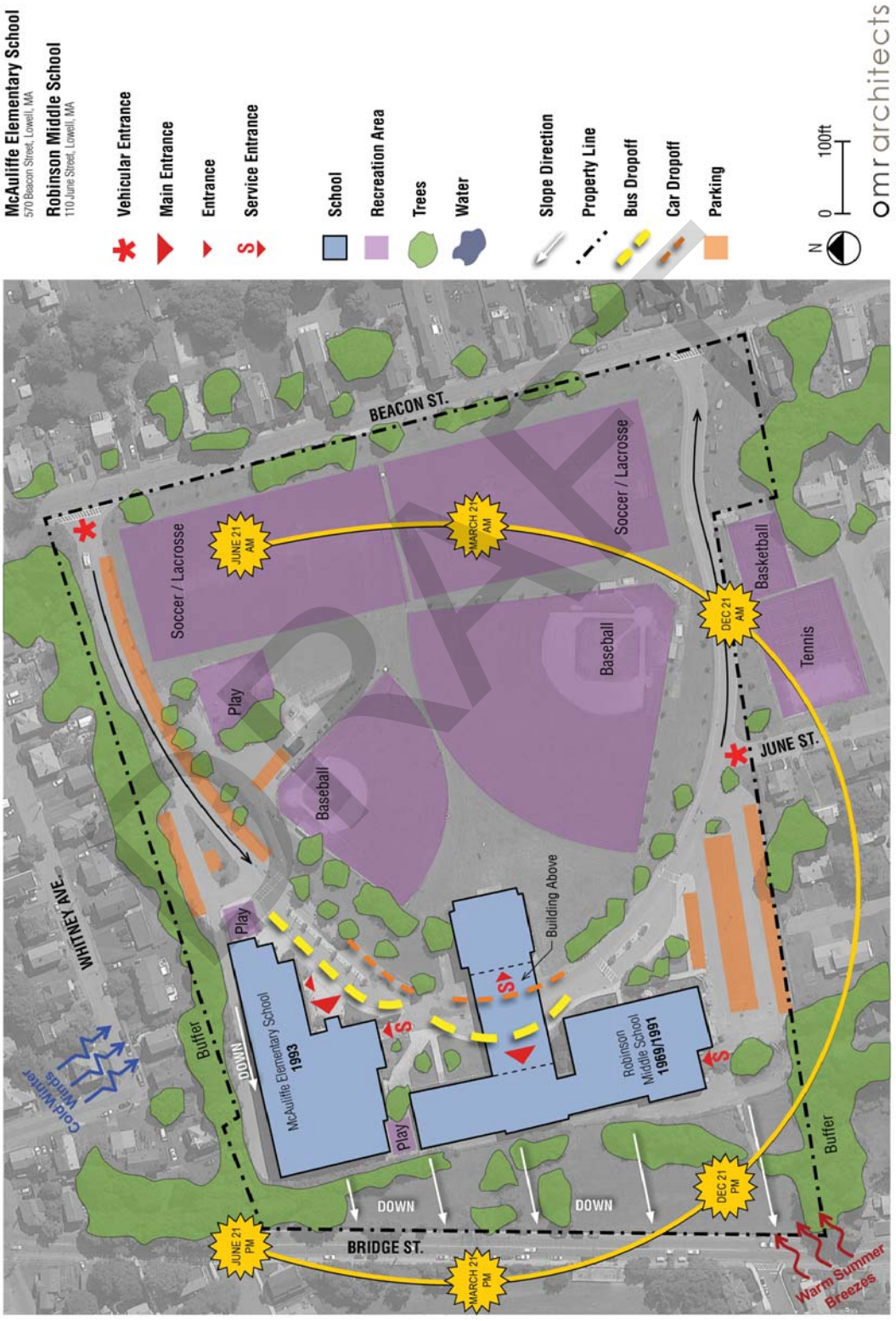
Vertical Circulation:

- Elevators are in good condition
- Stairs guardrails do not meet current building code requirements and should be painted if retained
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View at service yard.



View looking down hillside at loop road lined with bollards and steel guardrails.



View looking at back of school along loop road.



View of typical exterior wall at two-story classroom wing.



View from loop road looking at typical exterior wall where vandalism has been covered.



View from grass area adjacent to baseball fields; pick-up / drop-off under second floor of classroom wing.

DRAFT

Photographs



Severe ponding and drainage issues at pick-up / drop-off area below building.



View looking at exterior wall of cafetorium from pick-up / drop-off area.



View down second floor classroom wing occurring above pick-up / drop-off area.



View of typical classroom looking at exterior wall.



View of typical classroom looking at teaching wall.



View of science lab/classroom looking at teaching wall.

DRAFT

Photographs



View from circulation desk at Media Center.



View of glazed portion of exterior wall at Cafetorium where water is entering the building.



View of Cafetorium looking towards stage.



View of classroom at first floor adjacent to locker rooms.



View of classroom.



View from gymnasium at failing Kalwall window system.

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General Building Information

SCHOOL NAME	**Henry J. Robinson Middle School**
SCHOOL ADDRESS	110 June Street, Lowell, MA 01850
SERVING GRADE LEVELS	5th - 8th
NUMBER OF STUDENTS	643 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1969
DATE OF RENOVATIONS	1991

General Site Information

TOTAL SITE AREA	**909,567 sf**
SITE AREA FOR BUILDINGS	37,225
SITE AREA FOR PAVING	111,420
SITE AREA FOR PLAYFIELDS	462,500
SITE AREA FOR OPEN SPACE	262,384
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Centralville

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building			approx. 99,000	3 stories	yes
Addition					

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

DRAFT

SCHOOL NAME: Robinson Middle School

DATE OF REVIEW: 07-23-2013

REVIEWER: EJ / LKR

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance to school is accessed at drop-off / pick-up lane at grade on east side. Entrances to gymnasium is opposite main entry. Service entrances are on south side by main receiving area. All aluminum entries are in fair to good condition. All steel doors including egress doors are in fair condition.	Repair and/or replace exterior steel doors and frames.	2	ES	S	incl. in bldg. ext.	
	- Connection to accessible route and accessibility	Entrances connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA). Handrails at ramp to service entrance are not accessible (ADA)- assumed that concrete ramp meets slope requirements (ADA). The hardware is not accessible (ADA.)	If future building renovations trigger accessibility code or building code requirements, replace railings at exterior ramp in compliance with current ADA requirements.	1	OB	-	-	Costs under renovation estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking is located on south side; parking along main roadway is also used and shared with McAuliffe ES.	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Granite curbing is in good condition.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Aisle parking on south side. Approximately 70 spaces including HC designated spaces.	No action required.	3	ES	-	-	
	- Parking striping	Faded or non-existent.	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.
	- Accessible Parking Signage	Yes	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Drop-off and pick-up areas are shared and located on east side	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	No separation between cars and buses.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Bus drop-off area marked on paving, "two way traffic" at both entrances to parking/ drop-off area	No action required.	3	ES	-	-	
	- Traffic Markings and Traffic Signage	No	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	Concrete walkways are in fair to good condition. Bituminous walkways and access road around Robinson and McAuliffe ES is in fair to poor condition. Brick inlay at main entrances appears in good condition.	Repair concrete walkways throughout. Repair bituminous walkways and roadways.	1	ES	S	5000 sf conc, 15000 asphalt	
	- Curb Cuts and Detectable Warning Strips	Curb Cuts: Yes; Detectable Warning Strips: No	No action required.	3	ES	-	-	
	- Pedestrian Ramp Locations and Materials	(2) pedestrian ramps located on south side - non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, replace railings at concrete ramps	2	ES	-	-	
5.	**Fire Department Access**							
	- Locations	Free standing stainless steel Siamese type connection. See GGD report.	See GGD report.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at vehicular is in fair condition. Concrete paving at pedestrian pathways appears to be in good to fair condition	Patch asphalt paving and concrete paving.	2	ES	S	-	Under maint. budget.

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	Loading dock located on south side is in fair condition; no leveler	Repair concrete loading dock and replace bumper guards. Repair adjacent concrete stairs.	2	ES	S	20 SF (dock) 40 SF (stair)	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) dumpsters located at loading dock. No trash compactor.	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No play fields on school property; baseball fields maintained by the City of Lowell (Parks and Recreations); natural turf. Outdoor play areas occur at hardscape between Robinson and McAuliffe ES.	No action required.	-	-	-	-	
	- Bleachers	Aluminum bleachers located at baseball field maintained by the City of Lowell (Parks and Recreations).	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Chain-link fencing at baseball fields maintained by the City of Lowell (Parks and Recreations). Steel bollards occur along loop roadway around schools as well as steel highway guardrails.	No action required.	3	ES	-	-	
9.	**Site Topography**							
	- Characteristics	Sloping site with steepest grade changes just west of the main access roadway around schools. Slight slopes from baseball fields down to access road which passes under building.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Trees and shrubs are located around building perimeter and is overgrown in some locations.	Trim shrubs back away from buildings façade.	3	ES	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Materials and Characteristics	See play areas above.	See play areas above	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter. Painted steel. See GGD report	See GGD report	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on north side; Gas: Yes, located on south side; Oil: N/A	See GGD report	-	-	-	-	
14.	**On-Site Renewable Energy Sources**	N/A	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None visible	No action required.	-	-	-	-	
	- Bicycle Racks	N/A	No action required.	-	-	-	-	
	- Flagpoles	Flagpole is located at southeast corner of school adjacent to parking.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	Severe ponding occurs at main entrance.	Regrade roadway and reconfigure drainage to eliminate ponding.	-	OB	I	5,000 SF	
	- Catch Basins	Catch basin require reconfiguration at main entrance where severe ponding occurs.	(See above)	1	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Bio-retention area	None visible	No action required.	-	-	-	-	
17.	**Irrigation System**	N/A	No action required.	-	-	-	-	
18.	**Other Observations**	N/A	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer (standard size.) running bond, coursing patterns vary slightly around building. Brick and mortar is in good condition. Staining is occurring at many locations at brick. Precast panels at roof line and at vertical fins appear in good to fair condition. Exposed concrete walls at base of building is in fair condition.	Clean all masonry and precast. Further investigation of staining is required to identify source. Replace precast panels where damaged at base of building.	2	ES	S	12,000 SF	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in good to fair condition and failing at Cafetorium.	Repair aluminum framed clerestory windows.	1	ES	S	35 SF	
	- Glazing Type and Color	Clear insulated glass units (IGU). Some areas appear to have replaced IGU's w/ Lexan. Kalwall glazing at gymnasium is in fair to poor condition.	Replace Lexan with IGU's. Replace kalwall window system at gymnasium.	1	ES	S	5,000 SF	
	- Operable sash type and sash hardware	Awning type windows appear to be in fair to good condition.	Repair window hardware in some locations.	2	ES	S	-	Under maint. budget.
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	1	ES	S	-	Under maint. budget.
	- Sills	Precast concrete sills in many locations appear to be in good to fair condition and were not replaced when window replacement was implemented.	Replace perimeter sealant at masonry openings in most locations.	2	ES	S	(see B.6)	Under maint. budget.
	- Shades or Blinds	Manual roller shades at most windows	No action required.	3	ES	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Painted aluminum frames appear to be in fair to good condition. Painted steel frames at transoms are in fair to poor condition.	Repair or replace all painted steel entrance frames	1	ES	S	(7) pairs dlb drs	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Clear, insulated glass units (IGU) appear to be in good to fair condition.	Replace broken glazing.	2	ES	S	incl. in abv.	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good to fair condition	Replace door hardware at main entrances and thresholds.	2	ES	S	(12) pairs dbl drs	
4.	**Exterior Doors**							
	- Materials	Glazed aluminum entrance doors are in fair to poor condition and not operable in some locations. Steel egress doors are in fair to poor condition.	Repair or replace damaged steel and glazed aluminum doors. Replace all steel doors and frames.	2-1	ES	S	(7) pairs dlb drs	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good to fair condition and code compliant.	No action required.	2	ES	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Stucco finished ceiling at pick-up / drop-off is in good fair condition with staining in some locations.	Clean ceiling finish and repair as required.	3	ES	L	-	Under maint. budget.
6.	**Sealants & Expansion Joints**							
	- Materials	silicone sealant at control joints is in fair to good condition. Sealant at masonry openings is in fair to good condition.	Replace silicone sealant at masonry openings and control joints.	2	ES	S	2000 lf allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	EPDM roof throughout appears in good condition with seams and flashings that are in good to fair condition.	Repair flat roofs at failing seams and remove organic growth. Replace roof within 10 years.	2	ES	L	50,000 SF	seam repair under maint. Budget
	- Roof edges and copings	Decorative metal fencing along roof edge in some locations.	No action required.	-	-	-	-	
	- Walkway pads	Walk pads appear in good condition.	No action required.	3	ES	-	-	
8.	**Skylights**	N/A	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	No gutters or downspouts; roof drains at flat roofs, scuppers at entries. cast iron roof drains	Clear all roof drains from debris.	2	ES	S	-	Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage.	Replace splash blocks.	2	ES	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Cast in place stairs throughout site are in fair poor condition; railings do not appear to meet current code requirements. Concrete ramp at entry appears in fair condition; railings also not appearing to meet current code requirements.	Replace and repair stairs and ramp as required. Replace or modify existing railings to meet current code requirements.	2	ES	S	see McAuliffe rpt.	
11.	**Areaways**	N/A	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Decorative metal fencing along roof edge in some locations.	No action required.	-	-	-	-	
13.	**Other Observations**	N/A	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Recessed walk-off mat at vestibules in good condition. Painted hollow metal door frames with painted metal exterior doors, wood interior doors. Brick walls, terrazzo flooring are in good condition. and ACT ceilings	Replace sagging ACT ceiling tiles. Paint existing door frames.	3	3	1	2	ES	S	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	Typical condition: VCT flooring in fair to poor condition, with multiple areas of cracking and missing tile. Painted drywall walls with resilient base in good to fair condition. CMU walls painted and appear in good condition. ACT ceilings throughout in fair to poor condition w/ staining and sagging occurring in many locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles. Replace damaged VCT flooring.	1-2	2-3	2	2	ES	S	1000 SF VCT	
	- Lockers	12" x 72" single-tier and double tier painted metal lockers w/ resilient base; surface mounted with wood trim at sides and top of locker banks in classroom wing. Student lockers are also located within stairways. Lockers are fair to good condition.	Relocate lockers from stairways.	-	-	-	-	-	S	-	Under maint. budget.
	- Transoms & Borrowed Lights	Hollow metal framed and wood framed interior windows & transoms. Painted hollow metal frames require repainting due to normal wear. Wood frames are in good condition.	Paint all HM framed doors and borrowed lights	-	-	-	2-3	ES	L	-	Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors are on magnetic hold-open and have automatic closers. All doors are fire rated with panic type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted within corridor alcoves. See GGD report.	No action required.	-	-	-	-	OB	-	-	
3.	**Building Signage**										

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERA				
	- Materials	Paper cut-out room numbers mounted above doorways	No action required.	-	-	-	-	OB	-	-	
	- Code Required	Provide ADA compliant room signage; No way-finding signs.	See item below.	-	-	-	-	OB	-	-	
	- Accessibility Compliance	Provide ADA compliant room signage.	If future renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, aluminum stair nosings cast into concrete, with painted metal stair risers. Guardrails are painted pipe rails, horizontal in design, and are worn due to use.	Repair where walls finish is damaged	3	3-2	3	3	ES	L	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42" at landings. Guardrail heights at stairs are 36" and act as the stair handrails and not code compliant. Guardrail openings exceed a 4" sphere. Guardrails are horizontal in design creating a ladder effect.	Provide code compliant guardrails.	-	-	-	3	ES	S	4 flights	
	- Handrails (height, extensions, profile)	All handrails round and 2" diameter. Most handrails have 12" extension at top of stairs, and 12" at bottom of stairs.	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Two elevators are within this school. Elevator walls plastic laminate and stainless steel, elevator floor rubber floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevators are a two-stop and three-stop, 3,000 pound capacity	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Materials	Interior doors are natural wood; CR doors have vision glass in most locations. Door frames and transom frames (and sidelights where occurring) are painted hollow metal and stained wood and in good condition. Hollow metal door frames require repainting.	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior classroom corridor door hardware lever type hardware and is code compliant. Pass-through doors in classrooms are knob type hardware.	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	All doors are 3'-0" in width, but class room doors set into alcoves and do not provide ADA approach clearance dimensions.	If future building renovations trigger accessibility code or building code requirements, modify classroom doorway alcoves to allow proper access approach dimensions.	-	-	-	-	ES	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**	N/A	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**	N/A	No action required.	-	-	-	-	-	-	-	
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards and chalk boards appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	No sinks are located within the general classrooms	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate

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				FLOOR	WALLS	CEILING	GENERA				
	- Audio-Visual & Interactive Systems	wall mounted projection screens; activboards in some locations.	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition; GWB windows sills are in fair condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	Wood veneer casework which appears in good condition	No action required.	-	-	-	3	ES	-	-	
	- Lab Benches	Peninsula type of lab benches at classroom perimeter with epoxy resin countertops, built-in sinks.	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower and Eyewash	No emergency shower or eyewash	No action required.	-	-	-	-	-	-	-	
	- Sinks	Epoxy resin sinks located at islands and demonstration bench; non-compliant w/ ADA.	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	Activboards in some science classrooms, but not all.	No action required.	-	-	-	3	ES	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring is in good condition. Center scored CMU walls are painted and are in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Casework	Wood veneer casework with plastic laminate and epoxy resin countertops which appear in fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	No audio-visual and interactive systems	No action required.	-	-	-	3	ES	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear to be in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	wall mounted projection screens	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings appear in good condition.	No action required.	3	3	3-2	3	ES	-	-	
	- Casework	P.lam casework in good to fair condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
14.	**SPED OT/PT**	None									
15.	**SPED Tutorials**										
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3-2	3	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**										
	- Finish Materials	No designated auditorium in this school. Stage is located within the cafeteria space.	No action required.	-	-	-	-	-	-	-	
	- Seating Area Layout (flat, sloped, aisles)	No designated auditorium in this school.	No action required.	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Seating Type	No designated auditorium in this school.	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	No designated auditorium in this school.	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	No designated auditorium in this school.	No action required.	-	-	-	-	-	-	-	
	- House Lighting	No designated auditorium in this school.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	No designated auditorium in this school.	No action required.	-	-	-	-	-	-	-	
18.	**Performing Arts - Stage**										
	- Finish Materials	Stage is located within the cafeteria area. Built-up wood stage with Masonite flooring. Finishes of the stage are well worn and appear original.	Refinish all stage surfaces.	2	2	2	2	ES	S	840 sf	
	- Acoustical Treatments	Raised strip wood paneling trim over acoustical panels at side of cafeteria space adjacent to the stage. Finishes of the acoustical treatments are well worn and appear original.	Replace or repair acoustical treatments as required.	-	-	-	2	ES	S	1175 sf	
	- Theatrical Lighting	See GGD report.	No action required.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	Stage curtains appear to be in good condition; no fire-rating at proscenium.	No action required.	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Stage Accessibility	Stage is accessible from the cafeteria area via set of wooden stairs. Backstage accessible by an egress stair connecting the stage, lower and main floor levels. There is an accessible stage lift adjacent to the stage, but access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift. If future building renovations trigger accessibility code or building code requirements, enclose adjacent egress stair, provide separation between stage and other areas of the building.	-	-	-	-	-	L	1 chairlift	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	VCT flooring is in good condition. Center scored CMU walls are painted and are in good condition. ACT ceilings are sagging in many locations and have staining in several locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	S	-	Under maint. budget.
	- Acoustical Treatments	ACT ceiling tiles	No action required.	-	-	-	2	ES	-	-	
	- Casework	No casework or music storage located within the music classroom	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards, marker boards and pull down projection screens	No action required.	-	-	-	3	ES	-	-	
	- Sinks	No sinks located in the music room	No action required.	-	-	-	-	-	-	-	
	- Practice Rooms	3 practice rooms are located off the cafeteria/ stage area and are not adjacent to the music classroom. The practice rooms are currently being used as storage areas.	No action required.	-	-	-	-	-	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet is in fair condition. GWB walls, Act ceilings are appear in fair to good condition	No action required.	3	3	3	3	ES	-	-	
	- Stacks	Wood stacks and wood perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Carrels	N/A	No action required.	-	-	-	-	-	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	Prefabricated plastic laminate circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										
	- Finish Materials	Wood flooring appears to be in good condition. Painted exposed steel structure is in good condition. Painted CMU wall infill between exposed steel structure is in good condition, but numerous marks on wall due to use of gym. Painted metal roof deck ceiling is in good condition. Upper half of walls are Kalwall translucent panels.	No action required.	2	3	3	3	ES	-	-	
	- Wall Pads	Wall pads are located at the ends of the main basketball court.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	Acoustical metal roof deck appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	No drinking fountains located within the gym area	No action required.	-	-	-	-	OB	-	-	
	- Backstops	(6) folding backstops	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Scoreboard appears to be functional per custodial report.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Bleachers	Plastic telescopic, metal framed, bleachers; non-compliant w/ ADA.	No action required.	-	-	-	-	OB	-	-	
	- Dividing Curtains	Roll-up divider curtain suspended from the roof structure.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	Ceiling mounted speakers. See GGD report.	See GGD report.	-	-	-	-	-	-	-	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**										
	- Finish Materials	No weight/exercise room in this school	No action required.	-	-	-	-	-	-	-	
	- Equipment FF+E	No weight/exercise room in this school	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	No weight/exercise room in this school	No action required.	-	-	-	-	-	-	-	
24.	**Locker Rooms**	(Locker Rooms are used for Storage only per custodial staff)									
	- Finish Materials	Ceramic mosaic flooring with ceramic tile cove base, all appear in good condition. Painted CMU walls also in good condition. Painted plaster ceilings require repainting. Locker areas on lower level below gym, and appear not used.	No action required.	3	3	3-2	3	ES	-	-	
	- Lockers	12" x 72""single-tier painted metal lockers w/ sloped tops and integral epoxy base; surface mounted at walls and back to back forming peninsulas. Reported by custodial staff that locker rooms are not currently used by students.	No action required.	-	-	-	-	-	-	-	
25.	**Locker Area Bathrooms**										
	- Finish Materials	Ceramic mosaic flooring with ceramic tile cove base, all appear in good condition. Ceramic tile walls also in good condition. Painted plaster ceilings require repainting. Locker areas on lower level below gym, and appear not used.	No action required.	3	3	3-2	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA				
	- Toilet Partitions	painted metal floor-mounted partitions appear in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Plumbing fixtures are in good condition, but do not appear to meet current ADA requirements.	If future building renovations trigger accessibility code or building code requirements,fixtures need to be accessible type. See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	Costs under renovation estimate
	- Showers (gang, stalls)	Gang shower rooms, open, with no individual shower stalls in boy's room. Floor mounted painted steel partitions located in the girl's locker room.	No action required.	-	-	-	-	-	-	-	
	- Mirrors	Mirrors appear to be in good condition.	No action required.	-	-	-	3	-	-	-	
	- Accessories	Some accessories such as paper towel dispensers are damaged and non-compliant w/ ADA in most locations.	If bathrooms are used, replace and relocate accessories to comply w/ ADA.	-	-	-	3	-	S	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Locker room provide accessibility clearances. Entrances into shower areas are step down, which do not meet ADA requirements.	If future building renovations trigger accessibility code or building code requirements,showers may need to be made accessible.	-	-	-	3	-	-	-	Costs under renovation estimate
26.	**Cafeteria**										
	- Finish Materials	Raised strip wood paneling trim over acoustical panels walls. Finishes of the acoustical treatments are well worn and appear original. VCT flooring is in good condition except near cafeteria windows, where leaks from windows have damaged VCT floor tiles. ACT ceiling in fair to good condition	Repair cafeteria windows, and replace floor tiles as required.	3	2	2	2-3	ES	L	550 SF windows, 300 SF VCT	
	- Casework	No casework located within the cafeteria	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Finish Materials	Quarry tile flooring w/ integral base is in good to fair condition, GWB walls, ACT ceiling also appear to be in good to fair condition. Some ceiling tiles are stained.	No action required.	2-3	3	2-3	2-3	ES	-	-	
	- Overhead or Counter Doors	Stainless steel coiling counter door at dish drop-off in good condition. Note dishwashing equipment and space not used.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	New cashiers, freezer, warming ovens; all other equipment original. Dishwasher never used; Styrofoam trays used since building opened	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	VCT flooring and GWB walls appear to be in good condition. ACT ceiling is in fair to good condition with stained ceiling tiles.	Replace ceiling tiles where stained from water infiltration above through mechanical space.	3	3	2	3	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	Workstations (FF+E)	N/A	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate countertops appears to be in good condition. Hinges on cabinets doors need adjustment.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERA	FACTOR	PRIOR.	INFO.	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	No action required.	-	-	-	3	ES	-	-	
	- Privacy Curtains	N/A - rests are located within office area.	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet, GWB and wood paneled walls, ACT ceilings appear to be in fair to good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	No casework within the administration area. All furniture within this area FFE	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance appears functional.	No action required.	-	-	-	-	-	-	-	
	- Reception/Waiting	Waiting area within Main Office.	No action required.	-	-	-	-	-	-	-	
	- Conference	Conference Room is located down hall from Main Office.	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet, GWB and wood paneled walls, ACT ceilings appear to be in fair to good condition.	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
32.	**SPED Office Areas**										

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				FLOOR	WALLS	CEILING	GENERA				
	- Finish Materials	Carpet, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Visual Display Surfaces	tack board	No action required.	-	-	-	-	-	-	-	
33.	**Student Toilets**										
	- Finish Materials	Ceramic mosaic tile flooring, ceramic tile walls, painted plaster ceilings. All finished appear worn.	Repaint ceilings as required.	3	2	2	2	ES	S	-	Under maint. budget.
	- Toilet Partitions	floor mounted painted metal partitions in fair condition; door to HC stall does not appear to meet current code requirements.	Repair partitions as required.	-	-	-	2	ES	S	24 stalls (6 HC, 18 reg)	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA and are damaged.	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Area within student toilet rooms are ADA accessible in regards to clearances but not accessories.	Replace damaged accessories and locate within MAAB/ADA reach ranges.	-	-	-	3	ES	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, ceramic tile walls, painted plaster ceilings	No action required.	-	-	-	3	ES	-	-	
	- Toilet Partitions	No toilet partitions within staff toilet rooms. Single staff toilet rooms	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERA				
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Code compliant toilet accessories	No action required.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant toilet accessories and clearances.	No action required.	-	-	-	3	ES	-	-	
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	Painted CMU walls in fair condition due to use and normal wear. Concrete floors appears well worn and stained in numerous locations due to mechanical room spills. ACT ceilings in fair to poor condition.	Replace damaged ceiling tiles. Reseal concrete floors.	2	2	2	3	ES	S	1500 SF slab	Ceiling tiles under maint. budget.
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										

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				FLOOR	WALLS	CEILING	GENERA				
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-		
38.	**Other Spaces**	None									

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ROBINSON MIDDLE SCHOOL

Date of Review: Thursday, June 27, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Robinson Middle School (#03), located in the Centralville neighborhood of Lowell, was completed in 1969. The facility is built on a sloping site and comprised of one-, two-, and three-story building volumes with a floor area of approximately 120,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1969 Age of Building: 44 years. Structural Engineer: Perley F. Gilbert Associates, Inc. Structural Dwgs: Not Available. Contractor: E. C. Blanchard Co., Inc. Applicable Building Code: MA DPS - Structural Standards - Bldg Regulations for Schoolhouses (1967)
3.	**Renovations:** 1992 Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S-1, S-2 (July 30, 1992). Contractor: Name not available. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
4.	**Description of Structure:** The facility is built on a sloping site and comprised of one-, two-, and three-story building volumes with a floor area of approximately 120,000 square feet. Primary structural components may include the following: reinforced concrete - spread footings, foundation walls, and retaining walls; concrete slab on grade at Lower (1st) and Main (2nd) Floors; structural steel - tapered beam and column bents, with filler beams, at Gym; roof beams; floor slabs with concrete on steel deck; steel roof deck; reinforced concrete - slabs, beams, and columns. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. Without the benefit of either original structural drawings or a detailed investigation, it is problematical to identify the LFRS. The primary structural system likely has some inherent lateral-force resistance that may involve some combination of reinforced concrete or structural steel frame action, and unreinforced CMU walls acting as shearwalls. Exterior cladding is typically brick veneer to a back-up system, possibly CMU.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

OMR Project # 1308.00

ROBINSON MIDDLE SCHOOL

Date of Review: Thursday, June 27, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Pedestrian Bridge to Faculty/Staff Room: At the east side of the building, on the Main Floor, there is spalling at the edge of the reinforced concrete slab bridge leading to the Faculty/Staff Room. Concrete repair procedures should be implemented to prevent further deterioration. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	b.	Concrete Column Deterioration: At the west side of the building, on the Lower Floor, the reinforcing steel in the concrete column is exposed and rusted. Concrete repair procedures should be implemented for this primary structural member to prevent further deterioration. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	c.	Slab Edge Deterioration: At the west side of the building, on the Lower Floor, the edge of the slab on grade cantilevers beyond the concrete grade wall. At three or four locations the slab edge has spalled and reinforcing steel is exposed and appears to be rusting. In some case these conditions are located adjacent to reinforced concrete columns. Concrete repair procedures should be implemented to prevent further deterioration. Note also that the adjacent exterior grade surface appears to have experienced settlement. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	d.	Slab Crack at Girls Locker Room: At the east side of the building, in the Girls Locker Room on the Main Floor, there is a large crack in the slab on grade. This portion of the building is a full story below grade, next to a concrete foundation wall retaining the earth. When the floor tile is replaced, concrete repair procedures should be implemented to prevent further deterioration. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**

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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	e.	Concrete and Brick Damage at Exterior of Boiler Room: At the southeast exterior corner of the Boiler Room on the Main Floor, and at the southwest exterior corner (on opposite side of building from the Generator Room on the Lower Floor) there is damage to the brick veneer and spalling and/or cracking of the concrete foundation wall. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	f.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

ROBINSON MIDDLE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Building is supplied by a common 8" fire and domestic water service. Service is controlled with an exterior post indicator valve. The fire service is 6" in size. Service is protected by a 6" Febco double check valve assembly. There is a 20 hp inline 300 GPM fire pump. Fire pump is not located in a dedicated room as required by current code.	3	ES	N/A	Equipment is in good condition.	 	CMG
2.	**Type of Sprinkler System**	System is a wet type system with a alarm check valve at service entrance. Fire distribution main is 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire department connection is a Siamese type. Fire hose cabinets are provided in hallways.	3	ES	N/A	None.		CMG
5.	**Sprinklers**	Institutional type heads are provided in public spaces; i.e. hallways and bathrooms. In classrooms and offices sprinkler heads are solder type. Sprinklers are standard response type.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
	PLUMBING							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Building is supplied by a common 8" fire and domestic water service. Water service is 4" in size. Service includes a meter and two 2" double check valve assemblies installed in parallel configuration. There is a duplex booster pump system which is in poor condition, one pump is set in the off position. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation. Some shut off valves showing sign of corrosion.	2	ES	S	Replace valves with corrosion to maintain working order. Replace domestic booster pump system.	 	CMG
2.	**Hot Water System**	Hot water for the building is generated by a gas fired tank type water heater with 250,000 BTUH input. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated.	2	ES	S	Replace water heater with new high efficiency condensing heater.	 	CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with hub and spigot joints. Smaller drainage piping is copper tubing. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	N/A	None.		CMG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with metering type faucet. Boy's locker room showers are surface mounted with handle shower valves. Girl's locker room showers are exposed surface mounted with handle shower valves. Drinking fountain in Gym is recessed mounted. Art classroom sinks are single bowl, stainless steel, with gooseneck faucet, vegetable spray, and sediment trap. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Soap dispensers in mop closets are not equipped with code required backflow preventers. Science classroom sinks are solid surface integral with countertop. Science faucets are goose neck equipped with vacuum breakers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	3	ES	L	Recommend installation of high efficient, low flow fixtures throughout the building. Provide backflow preventers at mop closet soap dispensors.		CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas is elevated pressure. Gas supplies boilers and water heaters. Piping is black steel with welded and threaded joints, depending on pipe size.	3	ES	S	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.		CMG
	MECHANICAL							

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ROBINSON MIDDLE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two (2) gas fired firetube hot water boilers. The boilers appear to be in in poor condition, and tubes and components show signs of corrosion. Both boilers are currently in the process of being cleaned and repaired. The boilers were manufactured by Cleaver Brooks (Model CB700-175A, 8370 MBH input, S/Ns B#1 = L-91655 & B#2=L-91654). Boiler#1 was installed in 1993 and Boiler#2 was installed in 1992. The boilers are vented through a common steel breeching system to a masonry chimney. Hot water is distributed to building heating equipment and air handling systems by a primary-secondary distribution system with four (4) end suction hot water pumps pump sets (total of 8 pumps as each set of pumps has a primary and standby pump). There are also (2) two inline hot water primary pumps that recirculate HW to the boiler loop piping. Secondary end suction pump data as follows: P-1&P-2 Taco 138 GPM/80 FT/7.5 HP; P-3&P-4 Taco 215 GPM/55 Ft/7.5 HP; P-5&P-6 Taco 149 GPM/75 FT/7.5 GPM; P-7&P-8 Taco 147 GPM/75 FT/7.5 HP. The pumps appear to be in good condition as they were replaced in 2011 and VFD drives were installed for the pumps. The boiler plant equipment appears to be originally The boilers are over twenty years old and is nearing the end of its expected useful service life of 20-25 years. The hot water heating system shot feeder is in poor condition.	1 (Boilers); 4(Pumps); 2(Plant)	OB/ES	S	Recommend completing cleaning & repairing Boiler No.1 & 2. Replace shot feeder. Continue preventative maintenance and water treatment for boiler hot water heating system until boilers are scheduled to be replaced.	   	DP
2.	**Cooling Plant**	The building does not have a central chiller cooling plant. The Media Center and some Administration offices are air conditioned by window AC units. Some areas of the building are air conditioned by split system AC units with air cooled condenser units on the roof. The majority of condensing units were installed approximately 20 years ago, and are beyond their expected useful service life.	N/A	N/A	S	Replace existing split system AC units with new high efficiency condensing units and associated indoor air handling units. Consider installing a high efficiency AC system for classrooms that require AC and the Media Center and Administration offices to replace window AC units.		DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	There are ceiling mounted hot water heating and ventilation units (H&V) located throughout the building; many of these units are not provided with adequate access. The Gym Building Upper floor classrooms and some first floor classrooms are served by a Rooftop H&V Unit. The Boiler Room is heated and ventilated by a H&V unit; however the H&V unit does not appear to be in operation. The gymnasium is heated and ventilated by two (2) ceiling suspended H&V units. The Cafeteria and Locker rooms are heated and ventilated by indoor H&V units. The H&V units appear to generally be in fair physical condition and are approximately twenty (20) years old. Many of Gym and Cafeteria return air grilles are soiled and damaged.	2	OB	S	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required. The H&V units are nearing the end of their expected service life; consider replacing these units within the next 5 years.	  	DP
4.	**Terminal Unit Systems**	The majority of classrooms and office areas are heated and ventilated by hot water classroom unit ventilators. The Media Center is heated and ventilated by hot water unit ventilators. Offices and some classrooms have fin tube radiation heating installed at the perimeter exterior walls. Entryways are typically heated by hot water cabinet unit heaters. The majority of terminal heating equipment appears to have been installed approximately twenty (20) years ago during the 1993-1994 renovation project. Therefore the majority of terminal heating equipment is nearing the end of its expected service life.	2	OB/ES	S	Recommend terminal heating units receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans (as applicable), motors, controls testing and repair as required.	   	DP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	The majority of classrooms, restrooms, locker rooms and the kitchen hood are exhausted by roof mounted, inline or sidewall mounted exhaust air fans. The majority of exhaust fans are over twenty years old and in need or repair and/or replacement. Some fans operate with excessive vibration and other fans do not operate.	1,2	OB	S	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed. The two (2) damaged sidewall exhaust fans at the Gym building should be replaced.	   	DP
6.	**Piping System**	Hot water supply and return piping appears to be in fair to good condition. Some sections of piping at joints/valving show signs of corrosion. Some piping sections have missing or damaged insulation. The majority of hot water piping appears to have been installed during the 1993 renovation project. Many piping sections of the split system refrigeration piping on the roof are missing insulation.	2,3	ES	S	Recommend repair and/or reinsulate sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system. Repair and re-insulate roof split system AC refrigeration piping.	 	DP

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E. FP/P/H/E

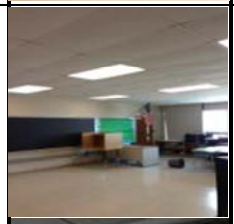
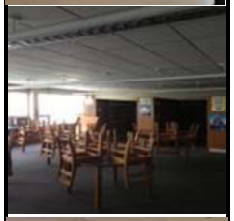
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building HVAC systems are controlled by a combination pneumatic and direct digital (DDC) automatic temperature control system. The building HVAC ATC control system is connected to the city wide energy management system via a Siemens controller for monitoring and control of the building HVAC systems.	3	ES	S	Potentially upgrade building to full DDC direct digital controls.		DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1200 amp, 277/480 volt, 3 phase, 4 wire. The equipment is manufactured by GE. The main switchboard consists of a Pull section, Main/CT, and a distribution section. The switch gear is located in the boiler room not in a dedicated main electric room it is in poor condition	1	OB	S	The equipment is in poor condition undersized by todays standards and beyond its serviceable life. The Switchgear should be upgraded sized for 10Watts per square foot and located in a dedicated electrical room.		DMP
2.	**Distribution System**	The feeders and subpanels are in good condition. Upgrades to the distribution system have been made, some original vintage panels are still located throughout the building. Building loads are not separated by type. Lighting and power loads are fed from the same panelboards in most cases.	3	ES	S	With the upgrade of the main switchgear original vintage panels should be replaced. TVSS should be added to panels serving computer loads.		DMP

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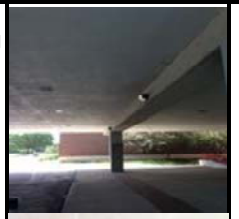
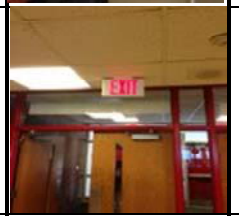
E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Branch circuits are installed in MC cable and are in good condition. There is adequate receptacles, surface wiremold with power, and data is installed in classrooms. In other areas surface conduit and receptacles have been added installations vary in quality.	2	ES	N/A	In general the quantity and quality of branch circuits is adequate. Any additional power required would be installed in the same manner as it is currently.	 	DMP
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. Lighting control consists of occupancy sensors in the classrooms and offices along with local line voltage switches, Common areas contain local line voltage key switches and exterior lights are contolled via time clocks.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	  	DMP

DRAFT

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5.	**Exterior Lighting**	Exterior lighitng consists of canopy lights that have added to replace existing non-operational recessed lights and building moutned floods that are being replaced as they fail.	2	OB	S	It is recommended that the fixtures that have not recently been replaced be replaced with LED type.	 	DMP
6.	**Emergency Power**	A Generac 125KW 277/480V 3phase 4 wire generator serves both Emergency and optional standby loads. The generator is in fair condition. The prime mover fuel is diesel. The fuel is stored indoors within a bellytank under the generator. The generator has 298 hours on it.	3	ES	L	The generator has been well maintained. The current emergency distribution does not comply with today's code as emergency life saftey loads are required to be separated from optional stand-by loads	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is fed from the emergency generator.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP

DRAFT

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a conventional FCI 7200 and is obsolete.	2	OB	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	 	DMP
10.	**Communication / Clock System**	The paging/intercom system seems to be functioning however they are in poor condition and located in a room not suitable for electronics. The paging system is manufatured by TOA model 900 series with institutional communicatin system IC-600. The clock system manufactured by national time and signal and is obsolete, local battery clocks have replacedproblematic system clocks. An existing comdial telephone system was present and in poor conditon. Station cards were exposed to dust and debri which will decrease the life expectancy of the system.	1	OB	S	The paging system is in poor condition. We would recommend installing a new paging system head end and attempting to re-use existing speaker wiring and speakers where possible also install a wireless GPS based clock system throughout the school to replace the current obsolete system. It is also recommended that the phone system be upgraded at the same time as the paging system.	 	DMP

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	The data system consists of Cat 6 cabling each classroom contains 4 cat6 drops. The quantinty seems adequate. Various classrooms have been updated with wall mounted ultrashort throw interactive projectors and interactive white boards of different types, A/V cables have been run surface mount.	3	ES	N/A	The data system seems to be operational and well maintained. No issues reported from the custodial staff.	 	DMP

DRAFT

16 Kathryn Philbin Stoklosa Middle School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site shared with basketball courts, tennis courts and open playfield maintained by the Parks and Recreation department; residential neighborhood to north; commercial buildings to east, south and west.
- Bus drop-off / pick-up on the north with shared staff. No dedicated visitor parking.
- Staff parking capacity is inadequate with overflow parking on Rock Street and parking lot across Mt. Vernon Street
- Parents drop-off/pick up on east side adjacent to the gymnasium entrance; often back up occurs onto Mt. Vernon Street. Students enter building on the secondary south side entrance. Main entrance along Broadway not used for its intended purpose.
- Neighborhood school. Many walkers and bikers.
- Full building perimeter access to emergency vehicles

Surfaces and features:

- Concrete and bituminous paving surfaces are in good to fair condition in many areas requiring minor repairs.
- Decorative metal fence requires painting.
- Concrete curbing is in good to fair condition in many places and should be repaired and/or replaced.
- Concrete pavers under the canopy along Broadway are lifting up. Repair required.
- No site drainage issues.
- Lighting appears adequate on building except at the circular parent's drop-off/pick up area where site pole lighting lamps are damaged.
- Parking stripping is worn out. Stripe paint entire area.
- Security cameras are not functioning.

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Summary Narrative

Building Exterior

Exterior wall and canopies:

- Overall 2nd newest school in district – 2004. Overall in good condition.
- Brick masonry and concrete masonry units appear to be in good condition; moisture stains should be clean on brick masonry; adjacent overgrown brush/trees should be cut back and roof water diverts added at canopies.
- Exterior aluminum single hung windows in good condition. Screens missing throughout 1st floor level.
- All exterior door hardware is in good. Very few hardware issues.
- Exterior HM frames and doors in good condition. Some hardware repair required.
- Brick masonry appears to be in good condition. No gutters or downspouts on canopies; adjacent overgrown brush/trees should be cut back; moisture stains should be clean on brick masonry and roof water diverts added
- Lighting in good to fair condition; few broken lamps/lenses
- Steel framed structures at the main entrances are in good condition.
- UV intake louvers have wide blade spacing without insect screen allowing birds' nests to take place.
- Concrete stair along School Street poor condition requiring repair.

Roof:

- Flat roofs and associated flashings/copings are in good condition. Few fascia and flashing repairs required cafeteria and gymnasium.
- Sloped metal roofs are in good condition.
- Lightning protection system is comprised. Several conductors are cut off from the system.

Building Interior

Finishes:

- GWB walls and ceilings in good condition with a very few stained ACT areas - condensation and/or roof leaks above ceilings require repair.
- Carpet in administration offices in to fair condition. Elsewhere carpet is in good condition.
- VCT good condition with few VCT damaged areas where building settlement has occurred.
- Rubber floor in generally good condition
- Gymnasium athletic wood flooring requires refinishing application.
- Vented base in poor condition. Gym equipment in generally good condition.
- Walk off mat at the main entrance is in good condition.
- Laminate casework and hardware is in good and it does appear to meet current ADA/ MAAB requirements.
- Wood interior window sills are in good condition.
- Bathroom accessory mounting heights vary and exceed allowable MAAB
- No accessible lockers in locker rooms.
- Student bathroom metal toilet partitions in poor condition with damaged panels;

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Summary Narrative

missing doors and hardware.
- Tile flooring and wainscot in good condition.
- Interior room signage appears to meet current ADA/MAAB requirements. Room signage missing/damaged in a few locations.

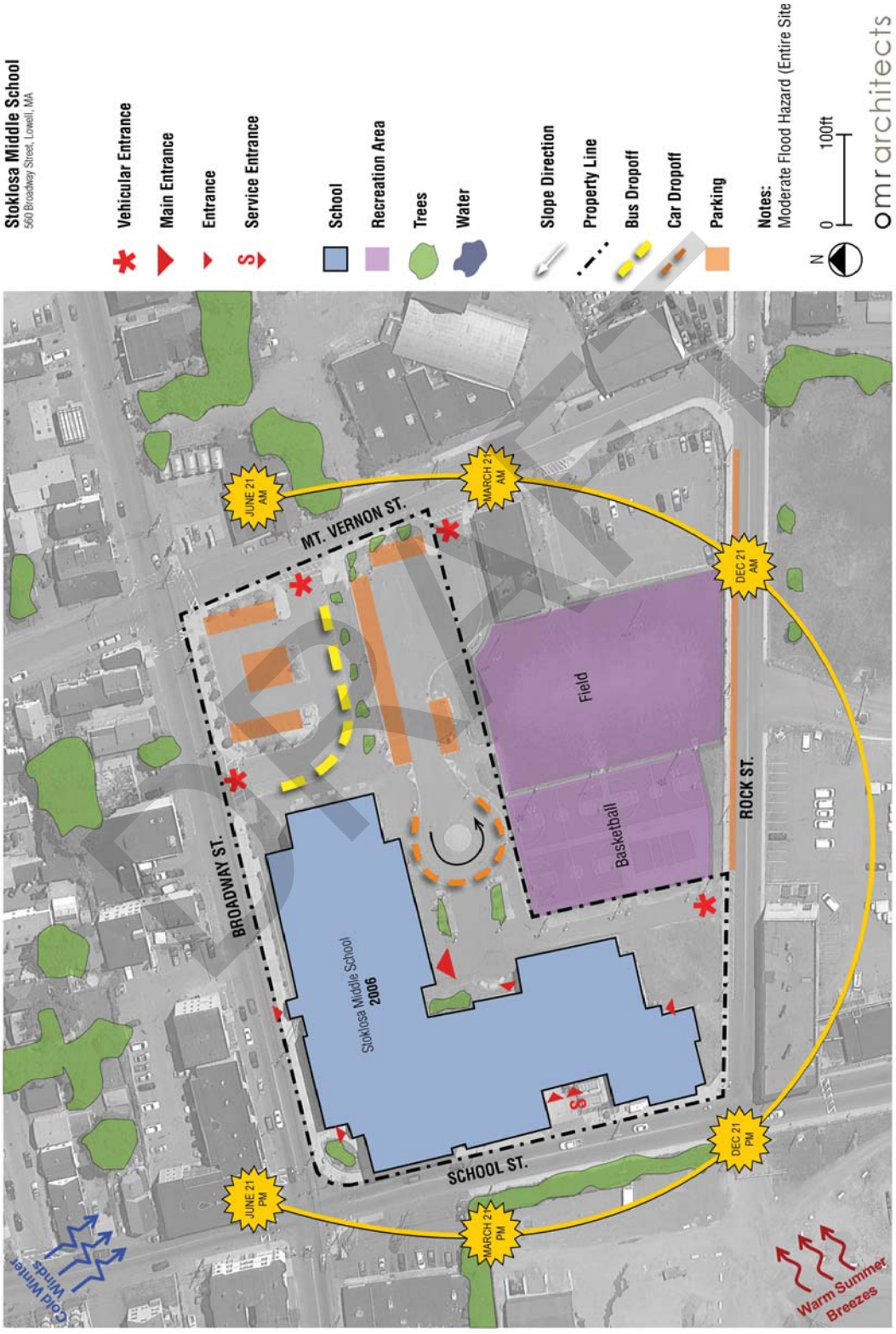
Openings:
- Interior doors and hardware are in good to fair condition and require repair and/or replacement in some locations. Wood veneer delamination at several fire rated door hinges.
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in some locations

Vertical circulation:
- Elevator is in good condition
- Stairs guardrails appear to meet current building code requirements and should be painted.
- Access to stage in auditorium appears meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



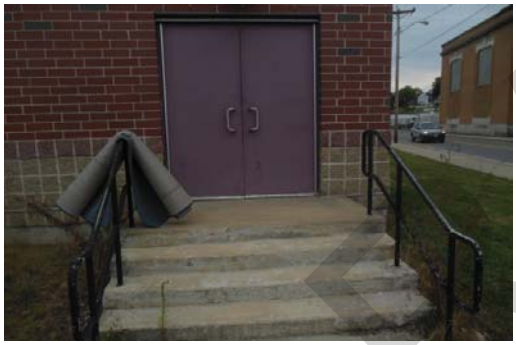
Photographs



View of main building façade. 2nd newest school in district, built in 2004. Overall in good condition.



Overgrown vegetation adjacent to building is causing discoloration and staining to building masonry.



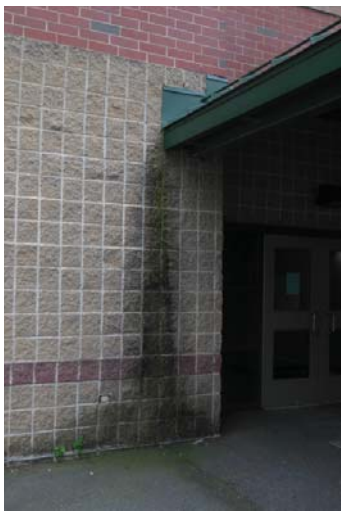
Concrete stair along School Street is in poor condition requiring repair.



Parents drop-off/pick up on east side adjacent to the gymnasium entrance. Basketball and tennis courts maintained by the Parks and Recreational Department.



UV intake louvers have wide blade spacing without insect screen allowing birds' nests to take place.



Brick masonry and concrete masonry units appear to be in good condition. Moisture stains should be clean off brick masonry and roof water diverts added at canopies.

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Photographs



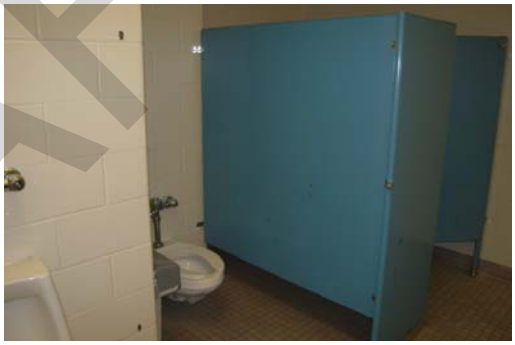
Flat roofs and associated flashings/copings are in good condition. Few fascia and flashing repairs required cafeteria and gymnasium.



Lightning protection system is compromised. Several conductors are cut off from the system.



View of typical classroom. All finishes in good condition.



The metal toilet partitions in student bathrooms are in poor condition with damaged panels and missing doors and hardware.

Interior doors and hardware in overall good condition. Wood veneer delamination at several fire rated door hinges.





Gymnasium vented base in poor condition. Gym equipment in generally good condition. Athletic wood flooring requires refinishing application.

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Photographs



View of typical corridor. Finishes are in very good condition overall.



Auditorium finishes in overall good condition. Audio and visual characteristics of space appears to be appropriate for its intended use.



VCT flooring is in good condition with a few VCT damaged areas where building settlement has occurred.



Media center is a well-lit and inviting space with different activity zones.



Laminate casework and hardware is in good condition. It appears to meet current ADA/MAAB requirements.



Exterior aluminum single hung windows in good condition. However most screens are missing or damaged throughout 1st floor level.

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General Building Information

SCHOOL NAME	**Kathryn Philbin Stoklosa Middle School**
SCHOOL ADDRESS	560 Broadway Street, Lowell, MA 01850
SERVING GRADE LEVELS	5 through 8
NUMBER OF STUDENTS	697 (2012-13 school year)
NUMBER OF STAFF	80 (2012-13 school year)
ORIGINAL CONSTRUCTION	2004
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**180,647 sf**
SITE AREA FOR BUILDINGS	57,599
SITE AREA FOR PAVING	12,000
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	111,048
ZONING DESIGNATION	UMU - Urban Mixed-Use District
NEIGHBORHOOD	The Acre

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING		**APPARENT CONST. TYPE**	**OCCUPANCY TYPE**	**BUILDING AREA (GSF)**	**BLDG. HT. & # OF STORIES (+ BSMT.)**	**FIRE PROTECTION SYSTEM**
Original Building		Type 2C (per construction documents)	E, A-1 and A-3 (per const. documents)	approx. 105,500	approx. 41'-0" at classroom wing. Both 1 & 3 stories abv.grade.	yes
Addition		-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: Stoklosa Middle School

DATES OF REVIEW: 08-01-2013 & 08-09-13
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance is through south side Door #1 into Stair #2, and not entry off Broadway north side which was designed as main entry vestibule. After-hours entry through Door #2 east side. Service entry is off School St. west side. South side vestibule at Door #6 typically not used as entrance. Entrances typically accessed directly from bituminous asphalt paving. Ptd. galvanized steel handrails at approach steps have worn paint. Entry steps at west side egress doors in fair to poor condition - conc. chipped & spalling & handrails loosening. (Staff noted that having main entrance via Dr. #1 and not via as-designed main entrance prevents the admin. office from screening visitors & ensuring they check in before traveling within the school - having an intecom w/ camera could address this.)	Prep & paint galv. stl. handrails. Repair concrete steps & reset handrails. Review usage of Dr. #1 as main entry & possible addition of intercom camera to improve security.	2	ES	S	reset 50 lf rail, repair 200 sf conc. Steps	
	- Connection to accessible route and accessibility	All entrances flush w/ approach paving and connected to accessible route with exception of Door #12, which is typically used as egress only.	No action required.	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff parking using lot at northeast corner of site, lot at middle of site & lot located off of Mt. Vernon St. Some staff reported having to park along Rock St. No designated visitor parking - visitors park on adjacent streets or near drop-off circle. On-site lots paved with bituminous asphalt in fair to good condition w/ cracking beginning to develop. Age of installation approx. 7-8 years & will require preventative repair soon.	Fill cracks & apply sealcoat to asphalt paving.	2	ES	S	53000 sf	
	- Curbing Materials and Wheel Stops	Typical curbing material is pre-cast concrete in fair to poor condition - many areas damaged. Straight granite curbing located along bus drop-off area and drop-off circle in good condition. Weed growth typical curb to pavement joints. Sealant between pre-cast curb & brick pavers at circle has failed.	Replace damaged pre-cast concrete curbing. Remove weeds and seal joints. Replace sealant at brick paver circle.	1,3	ES	S	50% of pre-cast curbs + 80 lf of circle curb sealant	
	- Number and size of spaces by type (typical, accessible)	There is a total of 110 delineated spaces, of which six (6) are designated accessible and four (4) are marked as reserved. Typ. space is 9'0" x 18'0" in size.	No action required.	-	-	-	-	

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Parking striping	All parking striping is heavily worn and effectively non-visible. Crosswalk, bus lane and stop line striping worn but not to same degree.	Restripe all parking space, accessible parking, crosswalk, bus lane & stop lines.	0	-	S	-	Under maint. budget.
	- Accessible Parking Signage	Aluminum signs on standard poles present for five (5) out of six (6) spaces and in fair to good condition. One location is bent from plumb.	Straighten one sign. Replace missing sign. Verify that at least one (1) accessible space is designated as van-accessible per MAAB requirements.	2	ES	S	one sign	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Busses discharge along the dedicated bus loop, entering off Broadway and exiting onto Mt. Vernon. Car drop-off is at circular drive adjacent to school south side.	No action required.	-	-	-	-	
	- Car and Bus Separations	Car and bus circulation are effectively separated.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	Signage on site is in good condition. Several signs for student drop-off and fire lane tow areas have been removed and stored in service drive area.	Verify removal of fire lane signage acceptable with AHJ.	-	-	S	-	
	- Walkway Materials	On-site walkways are bituminous asphalt in overall good condition. City sidewalks adjacent to site are in good condition. Walkways located beneath north and south side colonnades have sections of decorative herringbone pattern concrete pavers in fair to good condition. Some pavers at north beginning to lift.	Reset lifting concrete pavers at bldg. north side.	-	-	S	200 sf	Under maint. budget.
	- Curb Cuts and Detectable Warning Strips	Concrete curb cuts provided w/ detectable warning strips typically in fair condition. One (1) location in poor condition w/ deteriorated concrete.	Replace concrete curb cut & detectable warning strips at damaged location.	1	ES	S	one curb cut	
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-	-	
5.	**Fire Department Access**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Locations	Fire department vehicles park on Broadway St. Knox Box located at Broadway entrance. Building perimeter fully accessible.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Service area drive is poured-in-place concrete paving in fair condition and has general soiling and rust staining from dumpsters.	Clean concrete paving and seal.	2	ES	S	1350 sf area	
	- Loading Dock or Leveler	None	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) trash dumpster at 6-8 yard size and one (1) recycling container at 4-6 yard size within service drive. No trash compactor.	Replace dumpster(s) if corroded to prevent concrete pavement staining.	2	-	S	-	Under maint. budget.
	- Protective Bollards	Concrete -filled steel bollards located within service drive, at transformer and at emergency generator in fair condition w/ worn paint. Number of bollards for generator inadequate to provide full protection.	Prep & paint all bollards. Provide two (2) additional bollards at northwest corner of generator.	2	ES	S	18 bollards + 2 new	Painting under maint. budget.
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Adjacent multi-purpose field maintained by Lowell Parks & Recreation and is not part of this assessment.	No action required.	-	-	-	-	
	- Accessible route to fields	Accessible route provided to field and courts via adjacent asphalt walkways on school site.	No action required.	-	-	-	-	
	- Tennis Courts	None	No action required.	-	-	-	-	
	- Basketball Courts	Adjacent basketball courts maintained by Lowell Parks & Recreation and is not part of this assessment.	No action required.	-	-	-	-	
	- Playgrounds	None	No action required.	-	-	-	-	

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	- Storage Sheds	None	No action required.	-	-	-	-	
	- Concession Stands	None	No action required.	-	-	-	-	
	- Bleachers	None	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Decorative steel picket fencing along Broadway & School Sts. in fair condition w/ most sections having failed paint. Vinyl-coated chain link fence for chiller enclosure, basketball court & multi-purpose field in good condition.	Prep & paint steel picket fencing.	1,3	ES	S	150 lf at 3'-0" high	
9.	**Site Topography**							
	- Characteristics	Site generally flat. Broadway St. is slightly elevated relative to ground floor level and transition accomplished w/ short concrete retaining walls along Broadway. No issues observed.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Landscaping is low density and in fair to good condition, consisting of short trees & shrubs along Broadway and School Sts., isolated tree locations near parking and counselor offices and flower garden areas at east building side. Small lawn area at building south side near Rock St. & along School St. poor w/ weeds and bare ground. Plants along School St. near health & music rooms are overgrown and in contact w/ building. Weeds along entire building perimeter at paving to building. Typical mulch areas being washed away from heavy rain because there is no landscape edging to retain mulch.	Weed treat and re-seed lawn areas. Trim all plants in contact with building exterior. Remove all weeds at bldg. perimeter. Provide landscape edging at all mulched areas.	1-3	ES	S		Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							

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	- Locations, Materials and Characteristics	None	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Single & double-head high pole fixtures and single low pole fixtures throughout parking and drop-off areas. Building-mounted fixtures located at exterior doors & along north colonnade - some fixtures have broken or missing lenses. Ground fixtures at flagpoles. Fixtures are painted aluminum and steel. Custodian noted that several pole lts. inoperative because of burned-out lamps and power circuit issue & drop-off circle area is dark. See entry under the electrical system report.	Replace broken or missing wall-mtd. fixture lenses. See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	25% of wall-mtd. Fixture lenses. see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	3	ES	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Three (3) fixed trash containers at north & south collonades in good condition.	No action required.	3	ES	-	-	
	- Bicycle Racks	Ribbon type aluminum racks in good condition.	No action required.	-	-	-	-	
	- Flagpoles	Two (2) aluminum flagpoles at Broadway St. entry in good condition.	No action required.	3	ES	-	-	
16.	**Site Drainage**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Ponding	None reported or observed.	No action required.	-	-	-	-	
	- Catch Basins	Several located around bldg. perimeter & in parking areas. Some locations were clogged w/ organic debris. No integrity concerns visible at grade level.	Keep catch basins clean of organic debris. No action required relative to observable portions of structures at grade level.	3-at grade	ES	-	-	
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	Irrigation system is present throughout the site but custodial staff reported system is not in use. Possible damage observed at exterior control wiring conduit at school south.	Verify system funtional if LPS has interest in putting irrigation to use.	2	ES	L	-	Under maint. budget.
18.	**Other Observations**							
		Exterior duplex power outlets are missing weather covers and outlets exposed.	Replace outlet weather covers.	1	ES	S	8 locations	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Veneer jumbo brick walls w/ veneer CMU bases and accent walls (split & ground face), precast concrete pier caps & metal panels at cafeteria. Materials generally in good condition. Many CMU colonnade piers have damaged corners, one significantly. Significant water staining and apparent moss/mold growth on masonry at interface w/ north & south colonnade roof water runoff - also at Dr. #12 and #14 canopies. East wall of gymnasium has water staining & soiling at areas below louvers & staining at base from rain water splashup. CMU staining below cafeteria window at grade from possible water infiltration. Condensate drain discharge at grade causing staining & moss growth. Possible melted asphaltic flashing material appearing at some areas of veneer base flashing & low roof flashing. (observed south side near Rock St.) Brick weep vents at south side are brittle and could break up over time.	Repair damaged CMU pier corners. Provide water runoff diverters at all colonnade & canopy roofs to prevent water traveling along building exterior. Investigate cafeteria lower window sill area to confirm no water intrusion. Extend/direct condensate water away from building surfaces. Chemically clean stained masonry areas. Consider investigating wall base area to verify if any significant compromise of flashing has occurred. Monitor brick weeps for integrity.	2-3	ES	S	200 sf CMU repair & 1,000 sf stained masonry area	
2.	**Windows**							
	- Frame Materials	Painted 4-1/2" deep aluminum framed window system and 7" deep curtain wall system in good condition.	No action required.	-	-	-	-	
	- Glazing Type and Color	1" insulating glass, clear in good condition. Solar shading window film at lower west cafeteria curtain wall interior is failing - sections peeling away & heavily scratched.	Replace window film or reglaze area with tinted glass.	3-typ. 1 at Café	ES	S	450 sf window film	
	- Operable sash type and sash hardware	Windows are single-hung w/ integrated alum. latch clips and operate properly.	No action required.	-	-	-	-	
	- Storm Windows and Insect Screens	Outboard aluminum framed insect screens generally in good condition. Several grade-level locations are damaged or missing.	Repair/replace damaged & missing insect screens.	2	ES	S	allow 50% of grade level units	
	- Sills	Exterior sills are typically pre-cast concrete w/ a few aluminum sill extensions all in good condition.	No action required.	-	-	-	-	
	- Shades or Blinds	Roller shades w/ perforated fabric in good condition.	No action required.	-	-	-	-	
3.	**Entrance Systems**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Door and Frame Materials	Glazed aluminum entry doors within glazed aluminum curtain wall entry frame systems in good condition. Removable astragal bars minor corrosion at bottom, paint wear and weatherstrip worn of missing.	Remove astragal bar corrosion, prep & paint and replace weatherstrip.	2	-	L	3 bars	
	- Glazing Type and Color	1" insulating glass, clear in good condition.	No action required.	3	-	-	-	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Entry door hardware	Finished aluminum pulls, continuous hinges, closers, locksets and alum. thresholds all in good condition.	No action required.	3	-	-	-	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Painted flush insulated steel doors within HM frames in fair to good condition. Paint is faded & blotchy.	Prep & paint exterior doors.	2	ES	S	(9) double-doors 6'x7'	Under maint. budget.
	- Door widths & clearances	All exterior doors are double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Door hardware	Finished aluminum pulls, continuous hinges, closers and alum. thresholds all in good condition. Several double-door locations missing weatherstripping at astragal bars.	Replace missing weatherstripping.	2	ES	S	(3) double-door locs.	Under maint. budget.
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Materials	Ptd. aluminum gable roof rake trim and gable roof soffit in good condition. One section of soffit panel sagging at west side gym. Ptd. alum. closure trims at multi-level curtain wall projections in good condition. Exterior GWB soffits at recessed entries & colonnades in good condition. South colonnade lower fascia has damaged section towards west side, and north colonnade has minor oil-canning of lower fascia along entire length.	Reposition & resecure soffit panel. Replace damaged section of south colonnade lower roof fascia. Monitor north colonnade fascia oil-canning for worsening condition.	2	ES	S	4'0" long soffit panel & 6'0" long fascia panel	Under maint. budget.
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants at wall openings and expansion joint along single story and multi-story building areas in good condition.	No action required.	-	-	-	-	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat roof system using EPDM fully-adhered membrane. Sloped roofs using ptd. steel standing seam metal roof. Both in good condition. Ptd. alum. snow fences provided at sloped roofs which are in fair condition. Tubular segments are displaced out of their brackets and some missing at Dr. #12 canopy & at high sloped roof over Broadway entry.	Replace / re-secure snow fence components.	3 (roof) 2 (snow fences)	ES	S	-	Under maint. budget.
	- Roof edges and copings	Precast concrete roof coping at north colonnade is heavily soiled. Ptd. alum. step flashing is in good condition.	Chemically clean precast concrete roof coping.	2-3	ES	L	400 sf	
	- Walkway pads	Membrane walkways pads in good condition	No action required.	3	ES	-		
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required.	-	-	-	-	
	- Glazing Type	-	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Curbs	-	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	No gutters or downspouts. Flat roofs are internally drained via roof drains. At sloped roofs, water runs off uncontrolled.	No action required.	-	-	-	-	
	- Splash block or tied to storm drainage	Flat roof drains are tied to storm drainage system. Sloped roofs discharge to adjacent flat roof, to grade (typically asphalt paving) along building surfaces or drops uncontrolled.						
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Painted roof ladders and roof rails.	No action required.	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	-	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Stainless steel school lettering at north side is in good condition.	No action required.	-	-	-	-	
13.	**Other Observations**							
	Unit Ventilator Louvers	There are bird's nests at several unit ventilator storm louver locations. The bird screens behind the storm louvers appear to be intact. Lightning protection system on lower roof may be compromised - 1/3 of conductors are cut off from system.	Remove bird's nests and monitor to keep clear. Investigate integrity of lightning protection systems and repair as required.	-	ES	I	lightning repair allow.	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	East vestibule - VCT flooring w/ recessed stl. grid entrance mat in fair condition - missing & cracked VCT at outer astragal and grid has some imbedded debris. Brick or CMU veneer walls and GWB clg. good condition. Inner doors are missing astragal bar. North vestibule Lobby - VCT border with floor recessed metal grille mat, painted CMU wall with 2x2 ACT. All materials in good conditions	Replace damaged & missing VCT. Routine clean grids. Replace east vestibule astragal bar.	2	3	3	2	ES	S	30 sf VCT + 1 astragal bar	
2.	**Corridors**										
	- Finish Materials	At first floor, VCT flooring, resilient base, CMU partitions and 2x4 scored ACT clg. all good condition. Minor damage to VCT & ACT at southeast gym corner from suspected roof leak. Second & third floors - VCT flooring, resilient base, CMU partitions and 2x4 ACT clg. all good condition. Stress factures at CMU and VCT floor nearby stair #2.	First floor - after addressing water leak, replace damaged VCT & ACT. Second & third floors - repair reference stress fractures at floor and CMU. Reinstall VCT and paint CMU wall.	3	3	3	3	ES	S	200 sf VCT, 50 sf ACT	
	- Lockers	None on first floor. Second & third floors - Paint 15"W x60"H double tier lockers in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Transoms & Borrowed Lights	No transoms. Painted HM borrowed lights in good condition.	No action required.	-	-	-	4	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical room doors swing into rooms and are unrated without closers. Doors that need to swing out from assembly spaces are rated w/ closers & recessed to avoid swinging into corridors. At Gym door at southwest corner - one leaf has missing lockset and can't be opened from corridor side, and one hold-open not functional. Doors from Auditorium Foyer to Lobby (2 sets of double-doors) have been removed. These are rated doors as part of the fire separation of the auditorium from the rest of the building and are required to remain in place. Doors are apparently being stored in Rm. A112 off of stage. 2nd & 3rd floors - typical room doors swing into corridors, non rated and no closers. Doors from corridor to stairs - labeled 3/4-hour fire-rated w/ closers and hold opens and swing is into stairways. Wood veneer delamination occurring at hinges pulling away from (2) door at stairs #1 and #2. Hold open damaged at (2) locations.	Replace missing gym door lockset & repair hold-open. Re-install removed rated Auditorium Foyer double doors & astragal bars. Replace/repair damage doors and hinges at stairs and hold opens.	-	-	-	2	ES	I	10 door locations	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Typical in-corridor doors have closers and wall-mtd. electric hold-opens and swing in direction of nearest exterior egress. Per construction documents code plan, first floor bi-swinging doors between single story & multi-story building areas are rated 2 hours.	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Per construction documents code plan, corridors are not rated.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	High-low type fountains are code compliant.	No action required.	-	-	-	-	-	-	-	
3.	**Building Signage**										
	- Materials	Plastic resin room signage provided at all rooms in fair condition w/ some locations having minor finish color wear at perimeter edges. A few locations missing sign insert.	Replace worn and missing signage. (Allow 40% of bldg. total at approx. 130 signs)	-	-	-	2	ES	L	allow 50 signs	
	- Code Required	Code required signage provided.	No action required.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Room signage appears compliant w/ MAAB regulations.	No action required.	-	-	-	-	-	-	-	
4.	**Stairs & Exits**										
	- Finish Materials	Rubber membrane landings, treads and risers in in good condition. Painted CMU walls and 2x4 ACT ceilings in good condition.	No action required.	3	3	3	3	ES	-		
	- Tread & Riser Height Uniformity & Nosing Compliance	No projections at stair nosings. Stair risers are uniform in height.	None	-	-	-	-	-	-		
	- Guardrails (height, sphere)	Guardrail height at 42" at landings and at stair runs. Guardrail sphere opening appears to exceed 4" and does not meet current ADA and MAAB regulations.	If future building renovations trigger accessibility requirements, provide code compliant guardrail.	-	-	-	-	-	-		
	- Handrails (height, extensions, profile)	All handrails are 1-1/2 in diameter and 34" in height with extensions and do meet current ADA and MAAB regulations	No action required.	-	-	-	-	-	-	-	
	- Landing Clearances	Appear code compliant	No action required.	-	-	-	-	-	-		
	- Minimum Headroom	Appear code compliant	No action required.	-	-	-	-	-	-		
	- Presence of Storage Beneath	No presence of storage beneath the stairs	No action required.	-	-	-	-	-	-	-	
5.	**Elevators & Lifts**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-8"x4'-3" complies with gurney size 22-1/2"x75". (3) stops. 2,500lbs - 125 ft/minute. Rubber floor and Plam walls/ceiling in good condition	No action required.	3	3	3	3	ES	-		
	- Chairlift Finish Materials, Platform Size, Clearances	No chairlift.	No action required.	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Typical door opening has painted HM frame w/ solid core wood veneer door (flush or with vision panels), most w/ kick plates. Mech. room and utility area doors typically flush ptd. steel. HM sidelights or larger HM borrowed light frame units present at some rooms. HM door and sidelight frame paint and wood and steel door finish is fair to good throughout.	No action required.	-	-	-	3	-	-	-	
	- Door hardware	Typical lever locksets, hinges and kick plates in bright finish in good condition. Custodians noted some door hinges have pulled out of wood doors & not all panic hardware works properly. HM frame door silencers typically missing or crushed.	Repair/adjust panic hardware & resecure pulled hinges as required. Provide all new silencers throughout.	-	-	-	2	ES	S	allow 15 doors for hardware repair, 197 dr. silencers	
	- Door widths & clearances	Door widths and clearances generally code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Marble or metal thresholds in code compliant profiles in good condition.	No action required.	-	-	-	-	-	-	-	
7.	**Kindergarten Classrooms**	No kindergarten classrooms.									
8.	**Kindergarten Bathrooms**	No kindergarten classrooms.									
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework in good condition. Exterior perimeter metal shelves with Plam surface in good condition	No action required.	-	-	-	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Visual Display Surfaces	Aluminum frame tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	None	No action required.	-	-	-	-	ES	-		
	- Light Fixture Types and Layout	direct/indirect pendant light fixtures w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	see elect. report	
	- Audio-Visual & Interactive Systems	Ceiling mounted projector and wall mounted projection screen. Smart board in a few classrooms	No action required.	-	-	-	3	-	-		
10.	**Science Classrooms**										
	- Finish Materials	Sheet rubber flooring, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework in good condition.	No action required.	-	-	-	3	ES	-		
	- Lab Benches	Wood veneer with solid working surface in good condition	No action required.	-	-	-	3	ES	-		
	- Emergency Shower and Eyewash	Emergency eyewash appears in good condition	No action required.	-	-	-	4	ES	-		
	- Fume Hoods	None	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper clearances below sink.	No action required.				-	ES	-		
	- Gas Service & Emergency Shutoffs	Observed but unable to confirm function	No action required.	-	-	-	-	-	-		
	- Non-Potable Water Service	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed marker boards, tack boards in good condition.	No action required.	-	-	-	3	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	direct/indirect pendant light fixtures w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
11.	**Art Classrooms**										
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework in good condition with minor hardware damage.	Hardware repair required.	-	-	-	2-3	ES	-		Under maint. budget.
	- Visual Display Surfaces	Aluminum frame tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	Code compliant with proper clearances below sink.	No action required.				-	ES	-		
	- Light Fixture Types and Layout	direct/indirect pendant light fixtures w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	- Kilns	Kiln appears in working condition	No action required.	-	-	-	-	-	-		
	- Pottery Wheels/Other FF+E	Freestanding tables and chairs	No action required.	-	-	-	-	-	-		
12.	**Technology Clsrms.**										
	- Finish Materials	Broadloom carpet, resilient base good condition. GWB partitions fair - wall damage from entry door handle and paint worn. CMU partitions fair w/ worn paint. 2x4 ACT ceiling in good condition, but w/ 2 stained tiles. Wood window sills fair w/ worn finish.	Provide entry door stop. Repair GWB damage and prep & paint all GWB & CMU walls. Address above ceiling leak and replace stained ACT tiles. Refinish two window sills.	3	2	2	2	ES	S	300 sf GWB repair, 10 sf sill	Wall painting & ceiling tile replacement under maint. budget.
	- Casework	Wood veneer w/ solid edge band wardrobe casework and metal exterior perimeter casework in good condition.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Visual Display Surfaces	White board and tack board in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 recessed w/ eggcrate diffuser in grid array w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Interactive LCD short-throw projector & wall mtd. Speakers located at teaching wall appear in good condition.	No action required.	-	-	-	-	-	-	-	
	- Other	Power & data floor boxes in fair to poor condition w/ 50% having missing or damaged covers.	Replace all damaged or missing floor box covers.	-	-	-	2	ES	S	6 cover locations	
13.	**SPED Classrooms**										
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer with solid working surface in good condition	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum frame marker boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	Code compliant with proper clearances below sink.	No action required.	-	-	-	-	ES	-		
	- Kitchen & Laundry Appliances	Refrigerator, stove appear in working condition	No action required.	-	-	-	3	ES	-		
	- Light Fixture Types and Layout	2X4 recessed light fixtures w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-			
14.	**SPED OT/PT**										
15.	**SPED Tutorials**										
16.	**Specialized Clsrms. (ELL)**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework in good condition	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum frame marker boards and tack boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	Appears not to be code compliant	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	2X4 recessed light fixtures w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
17.	**Performing Arts - Auditorium**										
	- Finish Materials	Broadloom carpet, resilient base, finished wood flooring, CMU partial height walls, GWB partitions all in good condition. Angled ceiling clouds using scored 2x4 ACT in fair condition w/ some stained tiles.	Address above ceiling leak and replace stained ACT tiles.	3	3	2	2	ES	S	15 sf ACT	Under maint. budget.
	- Seating Area Layout (flat, sloped, aisles)	Seats are arrayed in arc form using both tiered (rear) and raked (front) floor geometries. Two flanking aisles at front section and one central aisle in rear.	No action required.	-	-	-	-	-	-	-	
	- Seating Type	Fixed, hinged seats, upholstered w/ vinyl backs and seat bottoms in good condition.	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	Fabric-wrapped acoustical wall panels appear in good condition.	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	Lighting within clg. clouds and above stage thrust appears to be functional but with some lamps burned out. Did not observe side-wall or cloud spot light system operation.	Routine relamp all fixtures.	-	-	-	-	-	-	-	
	- House Lighting	Wall sconce and pendant house lights appear functional but with some lamps burned out.	Routine relamp all fixtures.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Audio-Visual Systems & Assistive Listening	Did not observe AV or assistive listening systems.	Verify assistive listening system present & functional per MAAB requirements.	-	-	-	-	-	-	-	
18.	**Performing Arts - Stage**										
	- Finish Materials	Finished wood strip flooring in fair to good condition - some marking and scratching. CMU and GWB walls and exposed clg. structure finish in good condition. Stage floor outlet covers damaged.	Refinish stage floor & replace outlet covers.	2	3	3	2	ES	S	1300 sf stage area + 3 outlet covers	
	- Acoustical Treatments	No wall or ceiling panels.	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	Did not observe overhead track spot light system operation, but appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	All stage curtains appear in good condition and properly supported.	No action required.	-	-	-	-	-	-	-	
	- Rigging	All stage area rigging appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Stage Accessibility	Access to stage is either by wood walkway along southern edge of auditorium or by back of house door off of corridor.	No action required.	-	-	-	-	-	-	-	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Casework	Wood veneer casework instrument storage in good condition	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum frame marker boards and tack boards in good condition	No action required.	-	-	-	3	ES	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Sinks	Appears not to be code compliant	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	direct/indirect pendant light fixtures w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	wall mounted projector	No action required.	-	-	-	-	-	-		
	- Practice Rooms	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
20.	**Media Center**										
	- Finish Materials	carpet flooring, 2x2 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Stacks	Painted metal adjustable shelving with wood veneer sides all in good condition.	No action required.	-	-	-	3	ES	-		
	- Shelves	Painted metal adjustable shelving with wood veneer sides all in good condition.	No action required.	-	-	-	3	ES	-		
	- Circulation Desk	Wood veneer with plastic laminate working surfaces are in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		
	- Workroom / Staff Areas	carpet flooring, 2x2 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Light Fixture Types and Layout	direct/indirect pendant light fixtures, decorative and 2x2 recess w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	see elect. report	
21.	**Gymnasium**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Finished wood athletic flooring w/ striping in good condition. Finish is dulled and will need refinishing soon. Vented rubber base is poor to failed condition w/ about half missing or loose. CMU walls & exposed stl. roof structure & acoustic deck finish good condition. Return air grilles fair to poor w/ many vanes bent.	Replace return air grilles w/ heavy duty type.	3	3	3	3	ES	L	four return grilles @ corners	
	- Wall Pads	Pads generally in good condition w/ two sections having cut covers.	Replace damaged gym pad covers.	-	-	-	2	ES	S	two 24"x6'0 covers	Under maint. budget.
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	High-low type fountain in vestibule and code compliant.	No action required.	-	-	-	-	-	-	-	
	- Backstops	Fiberglass and clear glass backstops in good condition. Some backstops have sections of foam edge padding missing. Custodian reports functional.	Replace missing foam padding.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Present and appear in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-	-	
	- Bleachers	Five-tier w/ 2 sections fixed and 3 telescoping in good condition. A few abrasive strips at aisle locations missing.	Routine replace adhered abrasive strips.	-	-	-	3	ES	-	-	
	- Dividing Curtains	Curtain located at mid-court appears in good condition. Did not observe lowering or raising. Custodian reports functional.	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None at time of visit.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Nominal 2'x4' direct pendant mounts in cages w/ zone occupancy sensors. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Did not observe AV or assistive listening systems.	Verify assistive listening system present & functional per MAAB requirements.	-	-	-	-	-	-	-	
22.	**Natatorium**	No natatorium.									

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
23.	**Weight Room / Exercise Room**	Room D114 repurposed for Health from former Tech. Ed. space.									
	- Finish Materials	VCT flooring, resilient base in good condition. GWB walls are fair w/ damage at south wall and near exterior door and worn paint. Exposed structure clg. finish is good. Segments of fintube covers displaced. Finished wood window sills at south most window has water damaged finish.	Repair GWB damage and prep & paint all walls. Routine reset FTR cover. Refinish damaged window sills.	3	2	3	2	ES	S	400 sf GWB, 5 lf sill	
	- Mirrors	None	No action required.	-	-	-	-	-	-	-	
	- Equipment FF+E	Weight & exercise equipment appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	White board and tack boards in good condition.	No action required.	-	-	-	-	-	-	-	
24.	**Locker Rooms**										
	- Finish Materials	CT floor and wainscot, GWB & CMU partitions and 2x4 ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Lockers	6-tier metal lockers w/ sloped tops in fair condition. (84 total) Many shelves bent. No locker locations designated as accessible.	Repair/replace bent locker shelves.	-	-	-	2	ES	S	15-20 locker shelves	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
25.	**Locker Area Bathrooms**										
	- Finish Materials	CT floor and wainscot, GWB partitions & ceiling in good condition. CT flooring has been removed from bath and shower areas.	Verify any conc. slab excessive moisture condition & mitigate as part of reinstallation of CT flooring.	1	3	3	2	ES	S	500 sf CT flooring	
	- Toilet Partitions	Enameled steel partitions in good condition w/ minor scuff marks.	When worn, replace w/ phenolic to match district standard.	-	-	-	3	ES	L	2 acc., 1 reg.	
	- Plumbing Fixtures	Appear to be in good condition. Refer also to plumbing system report.	Refer also to plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. Report	
	- Showers (gang, stalls)	Accessible showers present w/ grab bars, folding seats and flexible shower spray unit.	No action required.	-	-	-	3	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Mirrors	Mirrors in good condition.	No action required.	-	-	-	3	-	-	-	
	- Accessories	Privacy curtains at showers are torn and in poor condition. Paper towel, toilet paper & soap dispensers appear in good condition. Sanitary napkin disposals missing at Girls.	Replace privacy curtains. Replace sanitary napkin disposals.	-	-	-	1	ES	S	20 curtains	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Baths are MAAB code compliant w/ exception of paper towel dispensers mounted too high.	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
26.	**Cafeteria**										
	- Finish Materials	VCT flooring, CT wainscot, GWB & CMU lower partitions all in fair to good condition - minor GWB wall damage along south wall. CT & GWB column enclosures fair w/ some missing CT near floor. Mosaic wall tile at north wall good cond. Upper GWB & ptd. metal deck good condition. 2x2 ACT & GWB soffits fair to good - a few acoustic tiles missing. Exposed steel roof trusses & acoustic roof deck finish in good condition.	Repair GWB damage and prep & paint south wall. Replace missing CT at column enclosures. Replace missing ACT.	3	2	3	2	ES	S		Under maint. budget.
	- Casework	Finished wood window stool/window seat in fair condition w/ worn finish & delamination beginning.	Refinish window stool/seat.	-	-	-	2	ES	S	14" deep x 30 lf	
	- Visual Display Surfaces	Personnel-supplied tackboards.	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Decorative metal wall sconce and individual pendant fixtures in good condition. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**										
	- Finish Materials	Quarry tile floor and base, GWB & CMU partitions and 2x4 scrubbable ACT ceiling all in good condition.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Overhead or Counter Doors	Stainless steel counter door at unused dishwash in good condition. Roll-up grille w/ open pattern in good condition. Operation of these overhead drs. was not observed.	No action required.	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Open serving line w/in kitchen to portable point-of-sale stations w/in cafeteria near overhead door. No concern reported.	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	Equipment appears in good condition. No operation observed. No concern reported.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	VCT floor tiles, 2x2 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework in good condition.	No action required.	3	3	3	3	ES	-		
	- Visual Display Surfaces	Aluminum frame tack boards and marker boards in good condition	No action required.	-	-	-	3	ES	-		
	- Sinks	Code compliant with proper clearances below sink	No action required.	-	-	-	3	ES	-		
	- Light Fixture Types and Layout	Direct/indirect pendant light fixtures w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	see elect. report	
	- Audio-Visual & Interactive Systems	None	no action required.	-	-	-	-	-	-		
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-		
29.	**Nurse & Health**										
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework in good condition.	No action required.	3	3	3	3	ES	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	APPROX.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper clearances below sink	No action required.	-	-	-	3	ES	-		
	- Light Fixture Types and Layout	2x4 recessed light fixtures w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	Privacy curtains in good condition	No action required.	-	-	-	-	-	-		
30.	**Admin. Office Area**										
	- Finish Materials	2x2 ACT tiles, painted CMU and GWB walls in good condition. Carpet floor in good to fair condition.	Replace broadloom carpet with carpet tiles.	2-3	3	3	3	ES	L	carpet tiles 1200 sf	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-		
	- Visual Display Surfaces	Aluminum framed tackboards in good condition.	No action required.	-	-	-	3	ES	-		
	- Entry Door Intercom	Present. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Limited area in front of main reception desk	No action required.	-	-	-	-	-	-		
	- Conference	Conference room located adjacent to administration area within guidance department	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-		
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	First floor guidance suite - carpet, resilient base, GWB partitions & 2x2 ACT all in good condition.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	QNTY.	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Personnel-supplied tackboards.	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										
	- Finish Materials	VCT floor tiles, 2x4 ACT tiles, painted CMU and GWB walls. All finishes in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed tackboards in good condition.	No action required.	-	-	-	-	-	-		
33.	**Student Toilets**										
	- Finish Materials	First, second and third floor - CT floor and base, marble threshold, CMU partitions and 2x4 ACT all in good condition.	No action required.	3	3	3	3	-	-		
	- Toilet Partitions	First, second and third floor - Enameled steel partitions in poor condition w/ significant corrosion and inoperable stall latching hardware, missing/damaged doors	Replace all partitions w/ phenolic partitions.	-	-	-	1	ES	S	8 acc., 16 reg.	
	- Plumbing Fixtures	First, second and third floor - Appear to be in good condition. Refer also to plumbing system report.	Refer also to plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	First floor - Mirrors are poor w/ water damage at bottom areas. Second and third floor - mirror are scratched and coating flaking at some locations	Replace mirrors.	-	-	-	1	ES	S		
	- Accessories	First floor - Paper towel, toilet paper & soap dispensers appear in good condition. Girls bathroom missing sanitary napkin disposals. Boys room missing grab bar behind toilet.	Replace sanitary napkin disposals. Replace grab bar.	-	-	-	2	ES	-	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	First floor - Areas are MAAB code compliant w/ exception of paper towel & soap dispensers mounted too high at Boys, and Girls toilet paper disp. mounted too low. Boys sink pipe insulation missing at drain trap. Second and third floor: Areas are MAAB code. Paper towel and soap dispenser mounted too high	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	First floor - CT floor and base, marble threshold, CMU & GWB partitions and 2x4 ACT all in good condition. Second & third floor - CT floor and 52" high CT wainscot, marble threshold, CMU & GWB partitions and 2x4 ACT all in good condition	No action required.	3	3	3	3	-	-	-	
	- Toilet Partitions	None - single use.	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Appear to be in good condition. Refer also to plumbing system report.	Refer also to plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Mirrors in good condition.	No action required.	-	-	-	3	-	-	-	
	- Accessories	Paper towel, toilet paper & soap dispensers appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Baths are MAAB code compliant w/ exception of paper towel dispensers mounted too high.	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	First floor general building storage - VCT flooring fair w/ heavy scratching & soiling, CMU & GWB partitions fair w/ minor damage & worn paint. Exposed structure ceiling finish good condition. Second & third floors - VCT flooring , CMU & GWB partitions fair w/ minor damage & worn paint. Exposed structure ceiling finish good condition	Routine clean VCT. Prep & paint partitions.	2	2	3	2	ES	L	-	Under maint. budget.
	- Built-In Storage	None	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Mechanical & electrical rooms - exposed conc. slab floor, CMU & GWB partitions & exposed structure ceiling finish all in fair to good condition. Mech. room - minor water damage at GWB walls at chiller line penetration and from water systems. Receiving - sim. to mechanical, but slab is soiled w/ minor cracking. Floor drain appears clogged.	Repair/replace water-damaged GWB partitions at mech. room. Clean receiving floor slab & seal and clean floor drain.	2	2	3	2	ES	S	100 sf GWB, 265 sf slab	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc within mechanical areas.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Concrete pads generally good condition w/ minor rust staining.	No action required.	-	-	-	-	-	-	-	
	- Other										
37.	**Controls**										
	- Height (accessibility)	Controls generally located within required MAAB reach ranges.	No action required.	-	-	-	-	-	-	-	
38.	**Other Spaces**										

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STOKLOSA MIDDLE SCHOOL

Date of Review: Thursday, July 18, 2013.

D. Structural

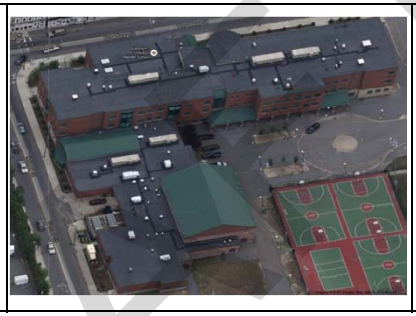
1.	**Executive Summary:** Construction of the Stoklosa Middle School (#23), located in The Acre neighborhood of Lowell, was completed in 2005. The facility, built on a level site, is comprised of one- and three-story building volumes, with a floor area of approximately 105,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 2005 - Building was dedicated on December 3, 2005. Age of Building: 8 years. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S0-1-1 to 4, S1-1-1a to 1d, S-1-1-2a to 2d, S1-1-3a to 3d, S1-1-4a to 4b, S2-1-1 to 3, S3-1-1 to 5 (November 12, 2002). Contractor: Jackson Construction Company, Inc. Applicable Building Code: MA State Building Code - Sixth Edition (effective February 28, 1997)
3.	**Renovations:** None to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on a level site, is comprised of one- and three-story building volumes, with a floor area of approx. 105,000 square feet, with a floor area of approximately 105,000 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, concrete slab on grade at First Floor; structural steel - wide flange and HSS columns, beams (composite at floor); reinforced CMU at Gym, enclosed stair shafts, and elevator; normalweight concrete with composite steel deck floor slabs; open web steel joists and longspan steel joists at roof; special gabled joist trusses at Cafeteria and Gym; acoustic steel roof deck at Auditorium, Cafeteria, and Gym; wide-rib steel roof deck**.** There is an expansion joint between the three-story wing and the one-2tory wing. Lateral force-resisting system is typically vertical-plane diagonal steel bracing and reinforced CMU walls tied to HSS columns at Gym. Exterior cladding is typically brick or CMU veneer attached to steel stud or CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**3**	**S**

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

Stoklosa Middle School

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 8" in size. Service is protected by a 4" double check valve assembly. Service includes a post mounted indicator. System was installed in 2004.	3	ES	N/A	Equipment is in good condition.		CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 4" alarm check valve at service entrance. Fire distribution main is 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire department connection is a 4" Storz type. Standpipes are provided in stairs. There are fire hose stations provided in Stage.	3	ES	N/A	None.		CMG
5.	**Sprinklers**	Sprinklers are generally quick response type heads.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
	PLUMBING							

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Stoklosa Middle School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters the Boiler Room and is 4" in size. Service includes a meter. There is a 4" reduced pressure backflow preventer (RPBP) at the service. This is a RPBP provided for boiler water make-up. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation. There is no RPBP for the non-potable water supply to science classrooms.	3	ES	S	Replace valves with corrosion to maintain working order. Install RPBP at non-potable water supply to Science area		CMG
2.	**Hot Water System**	Hot water for the building is generated by two tank type gas fired water heaters; PVI model 750P250A-TP with 600,000 BTUH input each. Tank have a 250 gallon water storage capacity. Both heaters appear to be in good condition. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	L	New high efficiency condensing heaters could be installed to increase efficiency.	 	CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in good condition. No evidence of damaged piping. Acid waste piping is acid resistent polypropylene with heat fused joints. Piping is routed through an acid nuetralization system located in a first floor storage room. After neutralization system discharges to sanitary system. Piping and neutralization system are in good condition.	3	ES	N/A	None.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition. General cleaning is required around drains.	3	ES	S	Clear debris from roof drain domes.		CMG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building and appear to be in good condition. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with metering faucet. Electric water coolers are recessed mounted, hi-low. Staff sinks are single bowl stainless steel counter mounted with gooseneck faucet. Art room sinks are stainless steel with back mounted goosneck faucets equipped with vacuum breakers. Art sinks are equipped with sediment traps. Science classroom sinks are solid surface sinks integral with countertops. Science sink faucets are goosenecks with vacuum breakers. Mop sinks are floor mounted, faucets are equipped with vacuum breakers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. No dish machine.	3	ES	L	Fixture components could be replaced with high-efficiency components to reduce water consumption.	   	CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, and kitchen equipment. There is a separate service and meter for the emergency generator. Gas piping is black steel with welded and threaded joints, depending on pipe size. Kitchen gas supply is not equipped with automatic gas shutoff valve interlocked with hood operation.	3	ES	L	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.		CMG
	MECHANICAL							

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Stoklosa Middle School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	This building was constructed in 2004 and appears to be in fair condition. The heating plant consists of (2) gas fired hot water Burnham cast iron boilers with Gordon Piatt burners operating at 5,263 MBH input capacity. The breeching is constructed of galvinized sheet metal and is insulated with what appears to be calcium cilicate, each individual flue exits the building vertically through the roof. There is a non-insulated vertical expansion tank and a chemical shot feeder for pipe treatment. There are (2) base mounted end suction pumps of the Bell & Gossett manufacturer at 500 GPM with a 20 HP motor. Each pump is controlled utilizing a variable frequency drive of the Intellipass manufacturer. Each boiler was provided with an inline boiler circulator pump for proper flow requirements thru the boiler. Combustion air is provided through a ducted wall louver which has one opening high within the ductwork and an opening at a lower elevation, both opening are associated with dampers.	2	ES	L	It is recommended that maintainance be provided on the boilers on a yearly basis to maintain longer life span of equipment. Pumps should also receive yearly maintenance for shaft and motor alignment and motor bearing lubrication. The hot water expansion tank should be insulated to prevent heat loss. Cost estimate is for insulating the expantion tank.	  	LV
2.	**Cooling Plant**	The cooling plant consists of (2) grade mounted McQuay air cooled liquid chillers operating at a capacity of 140 tons each. Chilled water circulates throughout the building with the use of (2) base mounted end suction pumps of the Bell & Gossett manufacturer at 750 GPM with 25 HP motors which are controlled via variable frequency drives of the Intellipass manufacture. This system is provided with a vertical non-insulated expansion tank and a chemical shot feeder for pipe treatment.	2	ES	L	It is recommended that the chillers receive yearly maintenance to ensure chiller coils are free of debris, compressors are lubed and refrigerant system is fully charged. Pumps should also receive yearly maintenance for shaft and motor alignment and motor bearing lubrication. Pump insulation should be replaced as it appears to have fallen off or has been removed. Cost estimate is for insulating the pump.	 	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The Library, Admin, Auditorium and Cafe areas are tempered through the use of McQuay roof top units which were installed in 2004 when the building was constructed. These units are provided with hot water coils, supply fan, exhaust fan, filters, and chilled water coils. The units are associated with a galvanized sheet metal duct distribution system which terminates in each space with ceiling mounted diffusers and return grilles. The gym utilizes (2) indoor air handling units which are provided with hot water coils, supply fans, and filters. These units are associated with exposed supply, return, and outside air ductwork. Return ductwork travels to approximatly 12" above the finished floor and terminates with wall grilles. The kitchen is provided with a kitchen hood which has make up air directly connected to it, as well as, ceiling diffusers. Make up air for this space is provided through a gas fired make up air unit located on the roof. Condensation appears to be forming on the exposed ductwork within the Auditorium and staining the acoustical clouds. Its possible that the discharge air temperature is to low or the unoccupied setpoints are to far off from the occupied setting which is causing humidity level to increase above reasonable levels.	2	ES	S	It is recommended that general service is provided on all air handling equipment such as, coil cleaning, fan shaft alignment, lubricating motor bearings and quartly filter replacement. Verify unit operation and set points to ensure temperature and humidty swings are within appropriate ranges to avoid condensation from forming on ductwork and grilles.	   	LV
4.	**Terminal Unit Systems**	Typical classrooms were provided with wall mounted McQuay unit ventilators which had hot water coils, chilled water coils, supply fans, outside air ductwork connections and filters. These units were installed in 2004 when the building was constructed. Vestibules, corridors, and toilet rooms were tempered with a mix of fin tube radiation and unit heaters. The Library, Cafe, Admin and Kitchen areas were provided with wall mounted fin tube radiation for supplemental heat during the winter season. Condensation appears to be dripping from within the unit ventilator and causing puddles on the floor and corrison spots on the unit ventilator's cabinet. Reviewing this issue, it appears that the copper condensate drain and some chilled water piping is not insulated therefore condensation is forming. This issue should be resolved. Within toilet rooms, corridors, vestibules and storage rooms convectors, unit heaters and fin tube radiation is being utilized as the main heat source.	2	ES	S	It is recommended that general service is provided on all the unit ventilators and unit heaters such as, coil cleaning, lubricating motor bearings, and quartly filter replacement. Insulation should be installed on all copper condensate piping and in certain areas where required for the chilled water piping. Cost associated with piping insulation is located under piping systems.	  	LV

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Stoklosa Middle School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces , and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition.	2	ES	N/A	Motor bearings and shafts should be lubricated, as well as, belt replacement on a yearly basis.		LV
6.	**Piping System**	The schools hot water piping system appears to be Schedule 40 black steel for larger pipe diameters and type L copper for smaller pipe sizes. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiber glass insulation is utilized on the piping system however, it appears to be lacking in certain areas such as within the unit ventilator cabinets. Insulation should be replaced where it is soiled, missing or damaged. The piping system within the school appears to be a primary secondary type system. Each air handler has a circulator which is activated when heating or cooling flow is required. The primary system pumps circulate water between the main plant and the building piping loop and these equipment circulators pull from this primary system as required for their independant cooling or heating needs based on spacial requirements.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis. Cost is related to missing insulation within unit ventilators and other visible area within the boiler room.	 	LV
7.	**Automatic Temperature Controls**	The current control system is manufactured by T.A.C. which was installed in 2004. The main control panel is located in the mechancial room, equipment controllers are located throughout the building which all communicate back to the main control panel. The system has software of the Talon manufacturer which provides feed back to the city's personnel for monitoring and troubleshooting. No adjustments or control is provided or handled at the school, any issues must be reported back to the city's personnel. The direct digital control system appears to be functioning however, there are several issues which should be addressed. Temperature swings throughout the building and condensation on the outside of ductwork and piping insulation, this may indicate that chilled water or supply air temperatures are too low or unoccupied settings are too far off the occupied settings. This could be causing severe humidity and high temps within the building cavity and once the system is put into occupied mode its creating major temperature swings and causing condensation on exterior piping insulation. This could potentially cause mildew and create odors within the building.	2	ES	S	It is recommended that the control system sequences are reviewed and verified for proper operation. Occupied/unoccupied settings should be reviewed to determine proper offsets are provided to optimize energy efficientcy and still maintain appropriate humidty and temperature levels. Cost is related to verifying and modifying control system as necessary to rectify current issues.	  	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 3000Amps 277/480V 3phase 4wire, manufactuered by Eaton Cutler Hammer. The main circuit breaker is the Magnum DS Digitrip 520. The utiltiy co. meter is located in the main electric room. The main service is protected by TVSS	3	ES	N/A	The service equipment is in good condition. No issues were reported by the custoidal Staff.		DMP
2.	**Distribution System**	The feeders and sub-panels are in good condition. Panelboards are located in dedicated electrical rooms. The loads are segregated by type, i.e. lighting, power, mechanical. Lighting panels are inteligent solenoid operated programmable breaker type, manufactuered by Eaton Cutler Hammer, Pow-r-command lighting control system.	3	ES	N/A	The distribution equipment is in good condition. No issues were reported by the custoidal Staff.	 	DMP
3.	**Branch Circuits**	Branch circuitry is in good condition. There is adequate power receptacles located throughout the buiding. There are floor boxes installed in labs to accommodate computer equipment. The receptacle devices are color coded based on the loads they are to carry.	3	ES	N/A	The branch circuiry is in good condition. No issues were reported by the custoidal Staff.	 	DMP

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E. FP/P/H/E

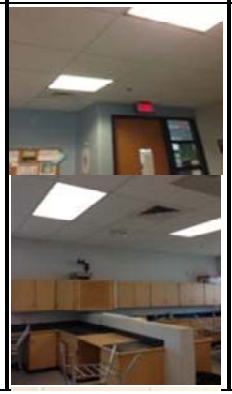
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting, in general, is high efficiency fluorescent type. There are some decorative metal halide fixtures such a s tth main lobby. The school contains an automated lighting control system, occupancy sensors, low voltage switches for common spaces, daylight dimming controls as well as line voltage switches. The lighting control system is not operating as the owner would like from a programming perspective. The custodial staff does not have the proper training to correct the scheduling issues.	3	ES	L	The metal halide fixtures should be replaced with high efficeincy fluorescent or LED type. The lighting control system programming needs to be completed/corrected.		DMP
5.	**Exterior Lighting**	Shoebox metal halide pole lights illuminate the site. Decorative pedestrian height poles are utilized in some areas of the site. There are a number of broken site lighting fixtures. The decorative fixtures have been broken which has allowed water to seep into the conduit and circuitry which has tripped the lighitng circuits a number of times. At the time of the visit a number of fixures were not operational becuase the breaker tripped. Building mounted lighting is in good condition.	2	OB	S	It is recommended that the fixtures be replaced with LED and dark sky compliant type. Damaged fixtures need to be repaired as soon as possible.		DMP

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E. FP/P/H/E

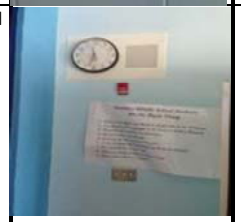
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	An exterior natural gas fueled generator in a sound attenuated enclosure manufactured by Generac is installed. The generator feeds life safety and optional stand-by loads via separate transfer switches. The emergency system is in good condition and is code compliant.	3	ES	N/A	The emergency system is in good working order and is well maintained. No issues reported from the custodial staff.		DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant. Additional battery units are provided in labs beyond what is required by code.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP

DRAFT

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E. FP/P/H/E

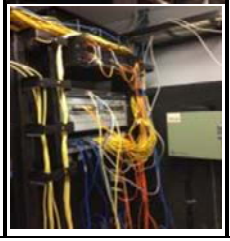
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant. The main control panel is an Edwards EST 3 with voice evac. The school contains detection devices in egress patchs for early warning which is beyond what is required by code. The panel has been problematic and is constantly in trouble. The panel was in trouble at the time of the visit.	2	ES	I	The system is fairly new however it is experiencing periodic troubles. The custodial staff stated that it is a wiring issue that has not yet been corrected. This needs to be corrected as soon as possible.		DMP
9.	**Security System**	The securiy system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.		DMP
10.	**Communication / Clock System**	The paging/intercom system is functioning properly. The head end equipment is located in the Head end room. The clock system is functioning properly. The Paging system is a Rauland Telecenter and is integrated with an NEC telephone system.	3	ES	N/A	The systems appears to be well maintained and functioning properly. No issues reported from custodial staff.	 	DMP

DRAFT

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11.	**Data Systems**	The data system consits of Cat5 data cable. A/V cabling is installed in every classroom, however it was installed to accomadate televisions which have become obsolete in classrooms as a teaching tool. Many classrooms have been upgraded to interactive whiteboards with ultra short throw projectors or ultra short throw interactive projectors, the exisiting cabling although not in the ideal location has been utilized successfully.	3	OB	S	The data cabling should be upgraded to Cat 6. Quantity and locations are adequate.	  	DMP

DRAFT

17 James S. Sullivan Middle School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Sloped site shared with Reilly Elementary School; Located within a dense residential neighborhood
- Tight building site; limited buildable area to North of the building. Site drops off steeply from East to West direction
- Parent car dropoff/pickup in front of the school, bus access located at rear of school within the shared parking lot between schools.
- Limited parking shared with adjacent Reilly Elementary School.
- Parking lot and bus drop off areas not accessible to entrances into school due to grade

Surfaces and Features:

- Concrete plaza at entry appear original and in good condition. Bituminous paving surfaces and sidewalks around building perimeter are in fair to good condition, no perimeter access roadway. Site stairs in good to fair condition, no cracking but some settlement at landings
- No designated play area on site. Parking lot turnaround used for play area
- Granite curbing at drop off area and front parking lot is in fair condition. Concrete curbing in rear parking lot area is in fair condition
- Site landscaping is adequately maintained and appropriate for the site
- No apparent site drainage issues

Building Exterior

Exterior Wall and Canopies:

- Aluminum Exterior windows appear in good shape and operate well.
- Entry door hardware is in fair to poor condition and should be repaired/replaced due to use. Locks have been replaced, but are difficult to use
- Split faced and smooth concrete block masonry veneer appears to be in good condition in most areas. Some staining of veneer located below stepped parapet walls

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Summary Narrative

Roof:

- Fully ballasted EPDM roof is in good shape
- Exterior veneer appears stained below stepped parapet walls indicating a failure in the parapet's metal coping
- Rubber seals at skylight perimeters torn and need to be replaced
- Roof drains clear and free of debris. No standing water on roof surface
- Rooftop ventilation units need repair and correct caps installed to prevent water infiltration

Building Interior

Finishes:

- Corridor walls built with particle board wainscoting with durable speckled paint and drywall upper. Some areas of wainscoting damaged and in need of repair. Corridors need new paint
- Classroom and office walls all drywall and need repainting
- ACT ceiling tiles in good to fair shape with no sagging. Areas where staining has occurred should be replaced. Where replacement has occurred, ceiling tiles do not match
- Carpet has been removed from classrooms and has been replaced by new VCT flooring
- Carpet in auditorium removed but not replaced, aisle carpeting worn and torn
- VCT in fair to good condition – many areas have replaced VCT floor tile
- Gymnasium synthetic flooring in good to fair condition requiring few repairs
- Plastic laminate casework and hardware is in fair condition due to chipped and delaminated surfaces and does not meet current ADA/MAAB requirements in many locations where sinks are located
- Plastic laminate interior window sills have delaminated in many locations

Openings:

- Interior wood doors and door lever hardware are in good to fair condition and require repair and/or replacement in some locations. Hollow metal door and window frames show normal wear and should be painted
- Magnetic hold open devices work well but need to be reset often
- Signage adjacent to door openings do not contain raised characters or braille

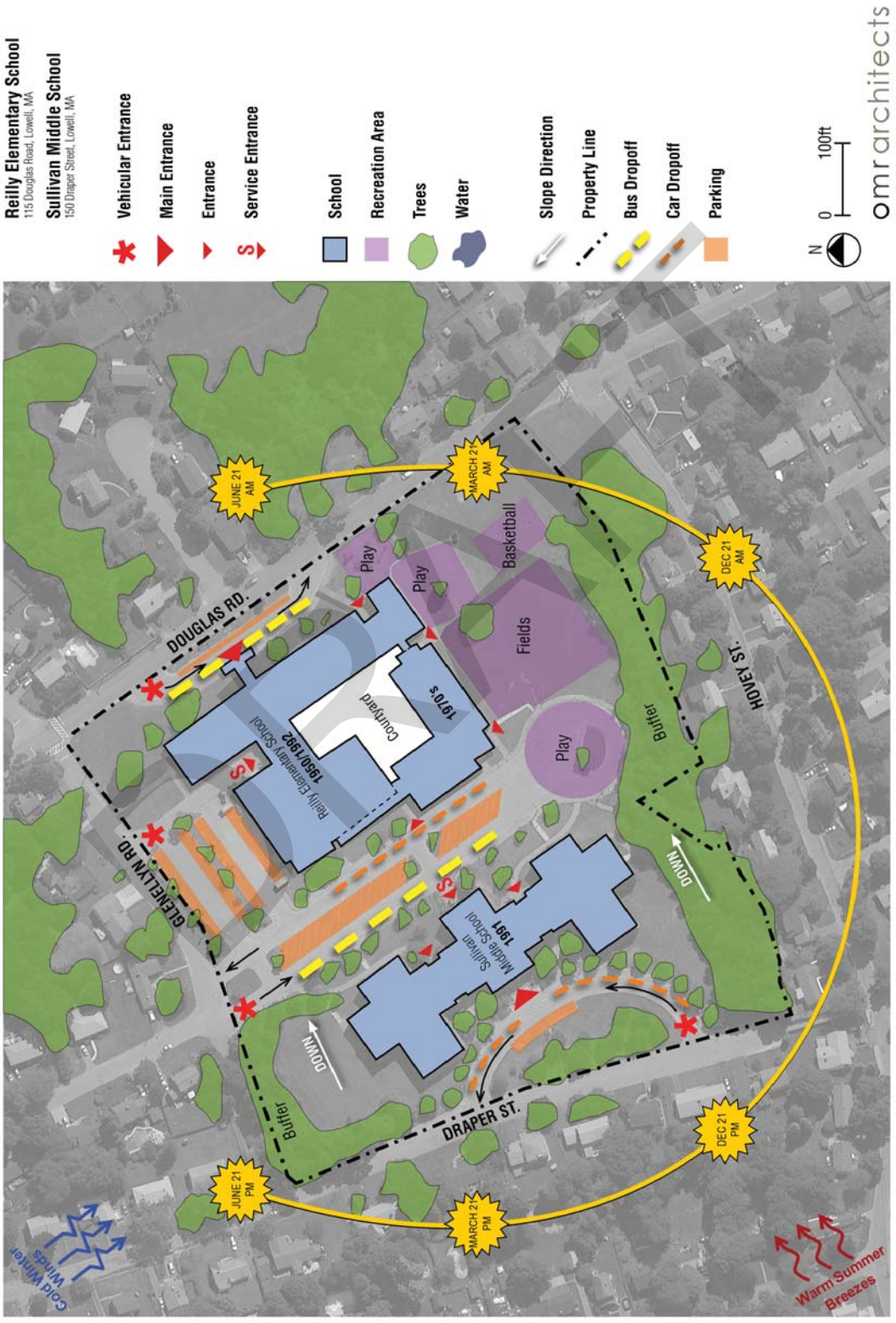
Vertical Circulation:

- Elevator is in good condition and sized for handicapped access
- Stairs handrails and guardrails do not meet current building code requirements in terms of height or allowable openings and should be painted if retained
- Access to stage in auditorium does not meet current ADA/MAAB requirements due to lack of direct access from auditorium to stage

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of main school entry at pick-up / drop-off.



View from parking lot at east side looking west towards school.



View of landscape stairs where settling has occurred at landings.



View of typical building exterior walls.



View of secondary entry at pick-up / drop-off.



View from roof looking at rooftop mechanical equipment and skylights.

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Photographs



View of penthouse enclosure housing stair to roof and enclosing rooftop air handler.



View of typical classroom.



View of typical classroom looking towards teaching wall.



View of typical classroom corridor.



View in Gymnasium, telescopic bleachers to the right.



View in classroom where flooring is being replaced.

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Photographs



View in Media Center looking towards stack area.



View in typical science lab/classroom.

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General Building Information

SCHOOL NAME	**James F. Sullivan Middle School**
SCHOOL ADDRESS	150 Draper Street, Lowell MA 01852
SERVING GRADE LEVELS	5 through 8
NUMBER OF STUDENTS	617 (2012-13 school year)
NUMBER OF STAFF	75 (2012-13 school year)
ORIGINAL CONSTRUCTION	1992
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**598,451 sf**
SITE AREA FOR BUILDINGS	51,354
SITE AREA FOR PAVING	95,000
SITE AREA FOR PLAYFIELDS	69,199
SITE AREA FOR OPEN SPACE	383,898
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Belvidere

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building			approx. 97,200	2 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: SULLIVAN MIDDLE SCHOOL

DATE OF REVIEW: 07-15-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(3) total entrances to the school; (2) off entry plaza; (1) for deliveries to kitchen. Entrances consist of glazed aluminum doors in aluminum frames w/ aluminum framed sidelights and painted steel doors w/ painted steel frames.	No action required.	3	ES	-	-	
	- Connection to accessible route and accessibility	Entrances connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA).	No action required.	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Bituminous parking lots located on east and west sides in fair to poor condition.	Replace asphalt paving throughout.	2-1	ES	S	10,000 SF	
	- Curbing Materials and Wheel Stops	Bituminous curbing throughout with granite curbing at bus drop-off / pick-up; no wheel stops	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	(46) standard sized angled parking spaces at east lot. approx. (14) parking spaces at west lot, approx. 9' x 15'.	If future renovation triggers accessibility code or building code requirements, modify parking to meet current applicable code requirements.	3	ES	-	-	Costs under renovation estimate
	- Parking striping	Striping is faded in some locations	Repaint striping at all parking and vehicular roadways.	2	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	Code compliant.	No action required.	3	ES	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Pick-up and drop-off areas at both north and south sides of the building. Buses pick-up and drop-off on the south side and cars pick-up and drop-off on the north side.	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	See above	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	No directional markings on paving	Provide traffic circulation markings and direction.	0	OB	-	-	
	- Traffic Markings and Traffic Signage	One way signage at east parking / pick-up / drop-off.	No action required.	3	ES	-	-	
	- Walkway Materials	Bituminous sidewalks connecting to concrete pads at exit doors and concrete walkways at main entry appear to be in good to fair condition.	No action required.	3	ES	-	-	
	- Curb Cuts and Detectable Warning Strips	Curb cuts at Draper St. and Glenellyn Rd. sidewalks; no detectable warning pavers and/or strips. Non-compliant w/ ADA in many locations.	If future renovation triggers accessibility code or building code requirements, provide detectable warning pavers at curb cuts and cross walks.	0	OB	-	-	Costs under renovation estimate
	- Pedestrian Ramp Locations and Materials	Concrete stairs at east side are in poor condition where settling has occurred.	Replace concrete landings where settling has occurred. Paint all exterior railings	2	ES	S	200 SF	
5.	**Fire Department Access**						-	
	- Locations	See GGD report.	See GGD report.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at service area on the north side at service areas are generally in fair condition.	No action required.	2	ES	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(1) 10yd dumpsters for trash	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Protective Bollards	Painted steel bollards are in fair to good condition at service entrance.	Repaint bollards.	2	ES	S	-	Under maint. budget.
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No playing fields on site; open grass areas at north and south ends of the building; paved play area at south end of parking / pick-up / drop-off	No action required.	-	-	-	-	
	- Accessible route to fields	N/A	No action required.	-	-	-	-	
	- Playgrounds	Not part of Sullivan; playground at Reilly Elementary School at southeast corner of site	No action required.	-	-	-	-	
8.	**Fencing**	N/A	No action required.	-	-	-	-	
9.	**Site Topography**							
	- Characteristics	Flat site with exception of approx. (1) story of grade change between Sullivan and parking at east side.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Plantings, trees and shrubs throughout site and around building. Tree buffer at northwest corner of site and along south side of property	Trim tress and shrubs back from building façade and at entry plaza.	-	-	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Exterior gathering spaces on west side of building	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting fixtures throughout site. Also wall mounted light fixtures at the exterior wall at main entries. (See GGD Report)	See electrical report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	See GGD Report	See GGD report.	-	-	-	-	
14.	**On-Site Renewable Energy Sources**	None						
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Stone sitting walls w/ bluestone cap at south entry is in good condition.	No action required.	3	ES	-	-	
	- Bicycle Racks	(1) located at the south side of the building appears to be in good condition.	No action required.	3	ES	-	-	
	- Flagpoles	(1) located at the south side at island between roadway and parking.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	No ponding visible.	See play area above.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
17.	**Irrigation System**	N/A	No action required.	-	-	-	-	
18.	**Other Observations**	N/A	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Split-faced and smooth-faced CMU veneer(8x16x4 nom.,scored) in two colors w/ decorative patterns. CMU and mortar are in good condition, except at locations where staining and effluorescence is occurring.	Remove effluorescence from masonry.	3	ES	L	2000 SF	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in good condition. Painted steel frames at steel doors and transoms are in good condition.	No action required.	3	ES	-	-	
	- Glazing Type and Color	Clear insulated glass units (IGU) appear to be in good condition. Some IGU's appear to be fogging in some areas which could be an indication that glazing will need to be replaced in the near future.	Further investigation is required to determine anticipated glazing failure.	3	ES	S	-	Under maint. budget.
	- Operable sash type and sash hardware	Awning type operable units appear to be in good condition.	No action required.	3	ES	-	-	
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	2	ES	S	-	Under maint. budget.
	- Sills	Painted aluminum sills appear in good condition, but require repairs to perimeter sealant at masonry openings in some locations.	Repair perimeter sealant at masonry openings in some locations.	2	ES	S	incl. in sealants below	
	- Shades or Blinds	Manual roller shades at most windows, in fair condition.	Repair/replace missing and/or damage window shades.	2	ES	S	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	Painted Aluminum frames at glazed aluminum doors; painted steel frames at painted steel doors	Repair damaged steel door frames.	3	ES	S	(4) pairs dbl drs	
	- Glazing Type and Color	Clear insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	3	ES	-	-	
	- Entry door hardware	Lever handle, exit device and door closer.	Upgrade hardware at main entry to meet current standards.	2	OB	S	4 doors	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Glazed aluminum doors and painted steel doors in good condition. Door hardware appears to be in fair condition. Door buzzer at main entrance and exterior door to kitchen.	No action required.	3	ES	-	-	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good to fair condition and code compliant.	No action required.	2	ES	-	-	
	- Overhead or Coiling Doors	No overhead or coiling doors.	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	No fascia, trim, soffits, and overhangs; see roof copings below.	No action required.	-	-	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	Silicone sealant at expansion and control joints is in fair condition.	Replace degraded sealant at masonry control joints and at masonry openings.	2	ES	S	2000 lf allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat, ballasted EPDM roofing throughout in fair to good condition.	New roof anticipated within next 10 yrs	2	ES	L	49,000 SF	
	- Roof edges and copings	Lead-coated copper roof edges/gravel stop and roof copings appear to be in good condition.	No action required.	3	ES	-	-	
	- Walkway pads	precast concrete pavers occur only within AHU enclosure at penthouses and are in fair condition.	Replace damaged precast walk pads and provide precast concrete pavers to all mechanical units requiring ongoing maintenance.	2	ES	S	-	Under maint. budget.
8.	**Skylights**							
	- Type (unit or glazed)	Acrylic glazed unit skylights appear to be in good to fair condition; seals are glazing are in poor condition.	Repair all failing seals at skylights.	2	ES	S	192 sf	
	- Glazing Type	Clear and translucent acrylic glazing; see above.	See above.	-	-	-	-	
	- Curbs	Integral with unit skylight appear to be in good condition.	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Cast iron roof drains at flat roofs, scuppers and downspouts at penthouse roofs. Cast iron roof drains appear to be in fair condition.	Keep roof drains clear of debris; ongoing maintenance required.	2	ES	S	-	Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage, precast concrete splash blocks missing at penthouse downspouts.	Replace/provide precast concrete splash blocks.	2	ES	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Exterior ladders to penthouse roofs are in good condition and appear to be code compliant.	No action required.	3	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
11.	**Areaways**	N/A	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Decorative CMU patterns and pediments at roof line.	No action required.	3	ES	-	-	
13.	**Other Observations**	N/A	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Walk-off mat at vestibules, glazed aluminum storefront system in good condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceiling is in fair to good condition w/ minor staining and sagging tiles.	Repair particle board wainscoting w/ wood restoration product. Replace stained ceiling tiles and investigate source of sagging ceiling tiles.	3	3-2	2-3	3-2	ES	S	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	VCT flooring is in good to fair condition; tiles are missing in some locations. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceiling is in fair condition w/ staining in many locations. GWB soffits and ceilings at skylight openings show indications of water infiltration.	Replace missing VCT. Repair particle board wainscoting w/ wood restoration product. Replace stained ceiling tiles and investigate source of stained ceiling tiles and damaged GWB soffits.	3-2	3-2	2-3	3-2	ES	S	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers w/ resilient base recessed in corridor walls. Some lockers do not close properly	Replace broken lockers.	-	-	-	2	ES	S	150 units	
	- Transoms & Borrowed Lights	Hollow metal framed interior windows & transoms are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above. Some doors from CR's open into Stair enclosures which does not meet current building code requirements.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors doors are on magnetic hold-open and have automatic closers many not functioning. All doors are fire rated with panic type hardware.	repair and/or replace magnetic hold-open devices.	-	-	-	1	ES	I	(12) pairs	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted projecting into corridor; non-compliant w/ ADA. See GGD report.	If future renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
3.	**Building Signage**										
	- Materials	Plastic signage primarily located adjacent to door off corridor.	No action required.	-	-	-	-	OB	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Room signage provided (non-compliant w/ ADA); No way-finding signs.	See item below.	-	-	-	-	OB	-	-	
	- Accessibility Compliance	Lack of Braille; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	VCT flooring in good condition. Concrete filled metal pan stairs, rubber treads and risers some of which are missing, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Walls in stairwells GWB walls w/ painted Particle board wainscot in good to fair condition. ACT and GWB soffits in good condition.	Repair where wall finish is damaged. Provide missing stair treads.	3	3-2	3	3	ES	L	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes. Stair risers are quarry tile at main entry stair which appears to be in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42". Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere.	If future renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails round and 1 1/2" diameter. All handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	VCT flooring, laminate wall panels, lay-in diffusing ceiling panels; 3600 lb. weight capacity w/ (2) stops at passenger elevator. Elevators are functional. Noted by custodial staff that elevators are not connected to emergency power.	See GGD report.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Wood doors w/ transparent finish at most locations appear in good condition. Glazed painted wood doors and painted steel doors in few locations are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	

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1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**	None									
8.	**Kindergarten Bathrooms**	None									
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring is in good condition and being installed and/or replaced in some CR's. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Replace stained ceiling tiles and investigate source of stained ceiling tiles. (Assumed VCT flooring will be installed where missing in CR's.)	3-2	3	2-3	3	ES	S	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition; cabinet and closet door hardware and hinges are in good to fair condition. P.lam window sills appear to be delaminating in some locations.	Repair damaged or broken cabinet door hardware where occurring. Replace delaminated P.lam window sills.	-	-	-	3-2	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	tack boards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	primarily wall mounted projection screens; ActivBoards in some CR's	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3	2-3	3	ES	S	-	Under maint. budget.
	- Casework	P.lam and natural wood cabinets w/ rubber base and epoxy countertop appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Lab Benches	P.lam and natural wood cabinets w/ rubber base, epoxy countertop w/ integral sinks (typical) in good condition, but non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Emergency Shower and Eyewash	non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, replace emergency shower to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Sinks	P.lam and natural wood cabinets w/ rubber base, epoxy countertop w/ integral sinks (typical) in good condition, but non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Visual Display Surfaces	tack boards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	primarily wall mounted projection screens; ActivBoards in some CR's	No action required.	-	-	-	3	ES	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3	2-3	3	ES	S	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition; cabinet and closet door hardware and hinges are in good to fair condition. P.lam window sills appear to be delaminating in some locations.	Repair damaged or broken cabinet door hardware where occurring. Replace delaminated P.lam window sills.	-	-	-	3-2	ES	S	15 LF	
	- Visual Display Surfaces	tack boards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	yes, located at casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	N/A	No action required.	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**										
	- Finish Materials	Carpet in fair condition. GWB walls and ACT ceilings appear to be in good condition.	Replace carpet w/ carpet tile.	2	3	3	3	ES	S	1420 sf	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	P.lam and wood workstations appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	Wall mounted projection screen, ceiling mounted projector	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls and ACT ceilings also in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	P.lam and wood casework in good condition. (See sinks and kitchen appliances below)	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tack boards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Kitchen & Laundry Appliances	kitchen appliances and casework, non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework and replace appliances to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	Ceiling mounted projection screen	No action required.	-	-	-	3	ES	-	-	
14.	**SPED OT/PT**	None									
15.	**SPED Tutorials**										

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Carpet is in fair condition (where occurring). GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Replace carpet. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	2	3	2-3	3	ES	S	500 SF (carpet)	Ceiling tile replace. under maint. budget.
	- Casework	P.lam and wood casework in good condition; cabinet and closet door hardware and hinges are in good to fair condition. P.lam window sills appear to be delaminating in some locations.	Repair damaged or broken cabinet door hardware where occurring. Replace delaminated P.lam window sills.	-	-	-	3-2	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	tack boards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	Wall mounted projection screens.	No action required.	-	-	-	3	ES	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**										
	- Finish Materials	Carpet at aisles w/ resilient reducer strip all in fair to poor condition. Floor finish (assumed to be paint) at concrete floor at seats is worn and in poor condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceilings with GWB soffits appear in good to fair condition. Some ACT ceilings are stained.	Replace carpet w/ carpet tile. Refinish concrete floor. Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	2-1	3	2-3	2	ES	S	1800 SF (carpet) 490 SF (conc)	Wall painting & clg. tiles under maint. budget.
	- Seating Area Layout (flat, sloped, aisles)	Sloped concrete slab w/ aisles. No indication of HC spaces.	No action required.	-	-	-	-	-	-	-	
	- Seating Type	floor mounted painted wood folding seats are in fair to poor condition and appear original to the building.	Repair or replace auditorium seating. If future renovations trigger accessibility code or building code requirements, provide ADA compliant seating locations in conformance w/ current codes.	-	-	-	2	ES	-	-	Costs under renovation estimate
	- Acoustical Treatments	P.lam paneling w/ acoustical panels behind, recessed in GWB at rear wall of auditorium, in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Theatrical Lighting	Lighting suspended on two separate battens over seating.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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				FLOOR	WALLS	CEILING	GENERAL				
	- House Lighting	Recessed down lights and wall sconces, no aisle lights. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Motorized projection screen appears to be functional.	No action required.	-	-	-	-	-	-	-	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor appears to be in good to fair condition. Painted GWB walls appear in fair condition. No ceiling, stage is open to structure and roof deck above.	Refinish wood stage floor. Repair and repaint GWB walls.	3-2	2	3	3-2	ES	S	1180 sf wood	GWB under maint. budget.
	- Acoustical Treatments	None	No action required	-	-	-	-	-	-	-	
	- Theatrical Lighting	Lighting suspended on battens over stage. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	All stage curtains appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Rigging	ceiling mounted supports for curtains and lighting	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	non-compliant w/ ADA	Provide accessible route from Auditorium House to stage in conformance w/ current ADA requirements.	-	-	-	-	-	L	chair lift allow.	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3	2-3	3	ES	S	-	Under maint. budget.
	- Acoustical Treatments	P.lam paneling w/ acoustical panels behind, recessed in GWB at rear wall of auditorium, in good condition.	No action required.	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	None	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards and chalk boards w/ staff lines appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required	-	-	-	-	-	-	-	
	- Practice Rooms	(3) practice rooms all with similar finishes to Music CR and in good condition.	No action required	-	-	-	3	ES	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet is in fair condition. GWB walls and ACT all appear in good condition. P.lam windows sills are delaminating.	Replace carpet throughout. Repaint GWB surfaces and exposed structure.	2	3	3	3	ES	S	2500 SF (carpet) 72 lf (sills)	Painting under maint. budget.
	- Stacks	Metal stacks and wood end panels and perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	Wood study carrels w/ P.lam countertops appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Synthetic flooring appears to be in good to fair condition. Painted CMU walls are in good condition, wall base should be replaced in some locations. Ceiling is open to long span joists above.	Repaint CMU walls. Repair portions of synthetic floor, especially at entry doors to Gymnasium.	3-2	3	3	3	ES	S	100 sf floor, 30 lf base	Wall painting under maint. budget.
	- Wall Pads	Wall pads are located at the ends of the main basketball court.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	Acoustical metal roof deck appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	(2) recessed stainless steel drinking fountains occur within Gymnasium and are non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, replace drinking fountains and wall to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Backstops	(6) folding backstops	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Scoreboard appears to be functional.	No action required.	-	-	-	-	-	-	-	
	- Bleachers	Wood telescopic, metal framed, bleachers; non-compliant w/ ADA.	If future renovations trigger accessibility code or building code requirements, provide ADA compliant bleachers.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Dividing Curtains	Single walk-draw type divider curtain appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Climbing Ropes	Ropes appear in good condition.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	Ceiling mounted speakers appear functional.	No action required.	-	-	-	-	-	-	-	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings	No action required.	3	3	3	3	ES	-	-	
	- Equipment FF+E	FF+E exercise equipment and misc. equipment storage.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	marker board appears in good condition.	No action required.	-	-	-	3	ES	-	-	
24.	**Locker Rooms**										
	- Finish Materials	Epoxy flooring w/ integral base is damaged or missing in some locations, ceramic tile and GWB walls in good condition. ACT ceiling is sagging in many locations and has some stained tiles. GWB ceilings in some areas shows indication of water damage.	Repair epoxy flooring. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3-2	3	3-2	3	ES	S	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers w/ sloped tops and integral epoxy base; surface mounted at walls and back to back forming peninsulas. Many lockers are in poor condition.	Replace broken lockers. If future renovations trigger accessibility code or building code requirements, provide ADA compliant lockers.	-	-	-	2	ES	S	200 units	Costs for ADA lockers under renovation estimate
25.	**Locker Area Bathrooms**										
	- Finish Materials	Epoxy flooring w/ integral base in good to fair condition and damaged in some areas. Ceramic tile walls also in good condition. ACT ceiling is in good to fair condition w/ stained tiles in some locations.	Repair epoxy flooring. Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3-2	3	3-2	3	ES	S	200 sf allow	
	- Toilet Partitions	Painted metal floor-mounted partitions appear in fair condition.	Repair damaged toilet partitions.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Plumbing fixtures are in good condition, but do not appear to meet current ADA requirements.	If future renovations trigger accessibility code or building code requirements, provide ADA compliance at plumbing fixtures.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Showers (gang, stalls)	Composite or phenolic-type panel and CT shower stalls appear in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Mirrors	Mirrors appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories such as paper towel dispensers are damaged and non-compliant w/ ADA in most locations.	Replace and relocate accessories to be code compliant.	-	-	-	2	ES	S	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, provide compliance w/ ADA	-	-	-	-	-	-	-	
26.	**Cafeteria**										
	- Finish Materials	VCT flooring is in good to fair condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceiling is in fair condition w/ staining in many locations.	Repaint GWB walls. Repair particle board wainscoting w/ wood restoration product. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3-2	2-3	3-2	ES	S	-	Under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	quarry tile flooring and wall base appear in good condition. GWB walls with stainless steel corner guards in some locations. ACT ceilings is sagging, minor staining at hood.	Repair GWB where damaged and provide stainless steel corner guards at corners that are exposed. Replace stained ceiling tiles and investigate source of staining.	3	3	2	3	ES	S	-	Under maint. budget.
	- Overhead or Counter Doors	Stainless steel coiling counter door at dish drop-off in good condition. Note dishwashing equipment and space not used.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Equipment Visual	Kitchen equipment appears mostly original. Dishwasher never used; Styrofoam trays used since building opened	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom /Lounge & Staff Areas**										
	- Finish Materials	VCT flooring and GWB walls are in good condition. ACT ceilings are stained in many locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	L	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	Workstations (FF+E)	Yes, in some locations.	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring and GWB walls are in good condition. ACT ceilings are stained in some locations.	Replace ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	L	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Privacy Curtains	None - rests are located in individual rooms.	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet is in fair condition. VCT in some offices in good condition. GWB walls are in good condition. ACT ceilings appear to be in good condition.	Replace carpet w/ carpet tile.	2	3	3	3	ES	L	750 SF	
	- Casework	Wood circulation desk w/ P.lam countertop appears to be in good condition. P.lam sills are delaminating in some offices.	Repair P.lam sills at windows where delamination has occurred.	-	-	-	3	ES	L	20 lf sill	
	- Visual Display Surfaces	Tack boards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance appears functional.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Waiting area within Main Office.	No action required.	-	-	-	-	-	-	-	
	- Conference	Conference Room is located off Main Office.	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Carpet is in fair condition, GWB walls, ACT ceilings all in good condition.	Replace carpet w/ carpet tile.	2	3	3	3	ES	L	450 SF	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tack boards in some areas	No action required.	-	-	-	3	ES	-	-	

DRAFT

SCHOOL NAME: SULLIVAN MIDDLE SCHOOL

DATE OF REVIEW: 07-15-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
32.	**SPED Office Areas**										
	- Finish Materials	Carpet is in fair condition. GWB walls and ACT ceilings appear in good condition.	Replace carpet w/ carpet tile.	2	3	3	3	ES	L	250 SF	
	- Visual Display Surfaces	tack boards in some areas	No action required.	-	-	-	3	ES	-	-	
33.	**Student Toilets**										
	- Finish Materials	Ceramic tile flooring, ceramic tile and GWB walls all appear generally in good condition. Some ceramic tile are damaged or missing. ACT ceilings are stained in some locations.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	Metal toilet partitions are in fair to poor condition.	Replace metal toilet partitions w/ phenolic partitions.	-	-	-	2-1	ES	S	8 stalls (incl. 4 HC)	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA and are damaged.	See item below.	-	-	-	1-2	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant w/ exception of accessories.	Replace and relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, ceramic tile walls, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	None	No action required.	-	-	-	2	ES	-	-	

DRAFT

SCHOOL NAME: SULLIVAN MIDDLE SCHOOL

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA.	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant w/ exception of accessories.	Replace and relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	CMU walls in good to fair condition. Concrete floors appear to be in fair to poor condition.	No action required.	3	3-2	3-2	2	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-	-	
38.	**Other Spaces**	None									

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SULLIVAN MIDDLE SCHOOL

Date of Review: Friday, June 28, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Sullivan Middle School (#04), located in the Belvidere neighborhood of Lowell, was completed in 1992. The facility is built on a sloping site and comprised of two stories, plus a partial Basement, with a floor area of approximately 108,570 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Twin School: Wang Middle School.
2.	**Original Construction:** 1992 - Building was dedicated on October 4, 1992. Age of Building: 21 years. Structural Engineer: LeMessurier Consultants, Inc. Structural Dwgs: Available - S-1, S-2, S-2A, S-3, S-13 to S-27 (Sep 28, 1989). Contractor: Eckman Construction Company Applicable Building Code: MA State Building Code - Fifth Edition (effective Sep 1, 1980).
3.	**Renovations:** No structural renovations to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, formerly known as the Belvidere Middle School, is built on a sloping site and comprised of two stories, plus a partial Basement, with a floor area of approximately 108,570 square feet. Primary structural components include the following: reinforced concrete - 4'-6" thick mat at Basement, spread footings, and foundation walls; concrete slab on grade at Basement and First Floor; structural steel - wide flange columns, beams (composite at floors); normal weight concrete with composite steel deck floor slabs; open web steel joists at roof and longspan steel joists at Auditorium and Gym roofs; steel roof deck; and reinforced CMU walls at Auditorium and Gym. Lateral force-resisting system (LFRS) is typically diagonal steel bracing. Exterior cladding is typically CMU veneer attached to CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
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1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Roofs: No roof leaks were reported at this facility. All the roofs are flat and ballasted with stones. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			3	S

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SULLIVAN SCHOOL

Condition Legend	Age Factor	Action Priority
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is fully protected with an automatic wet Sprinkler System and fire hose cabinets. The 6" fire service is located in a basement Mechanical Room and is protected by a 6" double check valve assembly.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25.		REJ
2.	**Type of Sprinkler System**	System is wet type with a check valve assembly. Piping is black steel with a combination of threaded and mechanical couplings and fittings	3	ES	NA	None. Maintain system inspections and testing per NFPA 25.		REJ
3.	**Special Systems**	Kitchen Hood is protected with a chemical suppression system.	3	ES	NA	Continue with annual testing.		REJ
4.	**Misc Fire Protection**	The fire hose cabinets have 2-1/2" fire department valves with cap and chain and 1-1/2" valves with a hose rack assembly and nozzle in a fully recessed cabinet with glass door. The two penthouses have exposed 2-1/2" fire department valves with cap and chain.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25		REJ
5.	**Sprinklers**	Sprinklers are semi-recessed pendant type with escutcheon in finished spaces and upright in spaces without ceilings.	3	ES	NA	None.		REJ
PLUMBING								
1.	**Cold Water System**	Domestic water service enters the basement Mechanical Room and is 4". Service includes a meter with remote reader. There is a reduced backflow preventer on the incoming service and another backflow preventer for make-up water in the main mechanical room. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass and PVC molded fitting covers.	3	ES	NA	Continue annual testing of backflow devices		REJ

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SULLIVAN SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by an atmospheric gas fired water heater with 199,000 BTUH input and 120 gallon storage. There is a 1991 vertical factory insulated with approximatly 400 gallon storage. There are two original gas water heaters which have been abandoned. There is a master mixing valve with severe corrosion however there is no expansion tank. The hot water is recirculated.	3	ES	S	Replace the master mixing valve and store water at 140 degrees to avoid Legionaires Disease. Reline or replace the existing storage tank when it fails.		REJ
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with two band no-hub couplings. Piping is in good condition. No evidence of damaged piping or reports of backup problems. There is a grease interceptor suspended from the kitchen floor which the kitchen 3 pot sink discharges into. Part of the main mechanical room has water on the floor and stored materials up on wood pallets. There is an acid waste system serving the science lab sinks with high density polypropylene pipe with fused joints. There is a neutralization tank in a first floor closet with a control panel which has not been serviced.	3	ES	I	Investigate cause of standing water in main mechanical room and repair.		REJ
4.	**Storm Drain System**	Piping where visible is cast iron with two band no-hub couplings. Piping is in good condition. The roof is flat with roof drains and interior piping. There are two mechanical penthouses with flat roofs and downspouts to the main roof.	3	ES	N/A	None.		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear to be original throughout the building, most are not water conserving with ADA accessible fixtures. Water closets are wall hung, exposed manual flush valves, no GPF markings. Urinals are wall hung, with manual flush valves, no GPF markings. Lavatories are wall hung, flat slab ADA with centerset metering faucets in core toilet rooms and wide spread lever faucets in staff toilet rooms. Counter sinks are self rimming with 8" under counter mount faucet, single lever faucet and swing spout. Janitor sinks are molded stone, with a wall mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel shoe box type with push operation. Showers are Pressure balanced mixing valves with institutional heads. ADA showers have pressure balanced mixing valves with hand held spray mounted on a slide bar with fold up seat.	3	ES	L	Replace plumbing fixtures with water conserving ADA accessible fixtures when the failure rate is significant. Provide metering type faucet for all lavatories		REJ
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen equipment, HVAC unit, and generator. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	S	Prep and paint all exterior piping at grade and at rooftop equipment to avoid corrosion.		REJ
	MECHANICAL							

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SULLIVAN SCHOOL

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E. FP/P/H/E

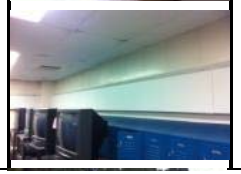
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The heating plant consists of (2) hot water Cleaver Brooks gas fired water tube boilers at 3,350 MBH input capacity. Breeching is constructed of a double wall positive pressure system that is common vented and exits the building vertically through the roof. There is one insulated vertical expansion tank for hot water expansion, (2) base mounted end suction pumps of the Taco manufacture at 380 GPM with a 15 HP motor, one pump has had its motor replaced while the other is still original. Both pumps are in poor condition. Combustion air is provided by one high and low ducted louver which has a damper. Unit heaters are utilized within the mechanical room for spacial heating requirements.	2	ES	S	It is recommended that maintainance be provided on the boilers as corrosion is appearing on the shell of the boiler which could indicate issues with leaking. Pump motors should be replaced with inverted duty motors for variable frequency drives applications, this would increase energy savings during low demand. The pumps themselves should be replaced as they are reaching the end of its servicable life. Combustion air louver should be verified for code compliance as it appears to be too small for the current boiler capacity.	  	LV
2.	**Cooling Plant**	There is no dedicated cooling plant for the building. Central air handling units associated with the Auditorium, Café and Admin offices are provided with split direct expansion cooling coils and roof mounted outdoor air cooled condensers. Several unit ventilators are provided with split direct expansion cooling coils and roof mounted outdoor air cooled condensers. These unit ventilators are associated with the computer rooms, specific classrooms and IT rooms. Majority of the roof mounted air cooled condensers associated with the unit ventilators are not operational. Within the Media center, window air conditioners are utilized for cooling. These units appear to run continuously and are wasting energy.	1	ES	S	It is recommended that the condensers associated with the unit ventilators are replaced. The condensers associated with the air handling units are approaching the end of their servicable life and should be replaced, at a minimum service should be provided to ensure the condenser coils are free of any debris, refrigerant circuits are fully charged and compressors are properly lubed. Considerations should be made to providing a direct expansion cooling coil and condenser for the Media Center air handler.	  	LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	There are a total of (4) heating and ventilation units located within roof mounted penthouses, with the exception of HV-4 which is located in the mechancial room. These units provide tempered ventilation air to both floors of the A, B & C Wings of the school. Each air handling unit is provided with a supply fan, filter section, hot water coil and a duct mounted return air fan. Some of these unit were not operational. There are also (2) air conditioning units, AC-1 & 2 which are also located in the roof mounted penthouses. These units provide heating, ventilation and air conditioning for the Auditorium, Cafe, and Admin offices located on the first floor. They are provided with a supply fan, filter section, hot water coil and a direct expansion cooling coil. These units are all still functioning however, they do appear to be reaching the end of their servicable life. All tempered air associated with these air handling units are distributed to the Classrooms, Auditorium, Cafe, Admin area, and Corridors through the use of galvinized sheet metal ductwork. The tempered air terminates within the spaces at the ceiling utilizing multivane diffusers and louvered return grilles. Majority of the these supply and return grilles where dusty and dirty which indicates the requirement for filter changing and unit cleaning. The kitchen is provided with a roof mounted gas fired make up air unit which appears to have been recently replaced. This unit provides make up air to the kitchen through the kitchen hood and ceiling diffusers.	1	ES	S	It is recommended that these air handling units be replaced as they have reached more than half their life and consideration should be made to replacing them. At a minimum service should be provided to ensure that coils are free of any debris, fan motors, and shafts are lubricated yearly, filters replaced quarterly, and belts replaced yearly.	   	LV
4.	**Terminal Unit Systems**	Classrooms and Computer rooms are tempered with wall mounted unit ventilators. The units are equipped with outside air connections, hot water coils, supply fans and filters. Some units are equipped with refrigerant coils and are associated with roof mounted condensing units. Also within the classrooms are wall mounted fintube radiation, this is utilized for supplemental heating during the winter season. Some rooms have the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters and fin tube radiation is utilized as the main heat source. Several unit ventilators where internally checked and the hot water piping within the cabinet did not have any insulation installed. A number of units were sqealing and the control valves were not operating which is causing overheating and under heating of spaces.	1,2	ES	S	It is recommended that all of these units be replaced or serviced properly. The filters should be replaced quarterly and the shafts and motor bearing lubricated yearly. Also piping insulation should be installed on the hot water piping within the unit ventilator cabinets. Associated control valves that are not functioning properly should be replaced.	  	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition however, there were a few fans that were damaged and some that had no belts therefore were non-functional.	1,2	ES	S	It is recommended that the belts be installed on those without them and those that are damaged should be replaced. Motor bearings and shafts should be lubricated as well as belt replacement on a yearly basis.	  	LV
6.	**Piping System**	Hot water piping system appears to be Schedule 40 black steel. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiberglass insulation is utilized on the piping system however, it appears to be lacking in many areas and should be replaced where soiled, missing, or damaged insulation is currently installed. The refrigerant piping utilizes foam insulation and it is deteriorating and should be replaced as needed.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required.	 	LV

DRAFT

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E. FP/P/H/E

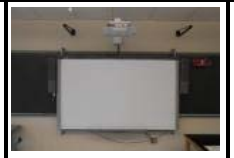
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system of the Powers manufacturer which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located in the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficientcy. Currently there is a control company, Ameresco, performing upgrades to the existing system. The service contract is providing new Siemens direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are however, it was noted that not every classroom had new digital thermostat sensors and equipment components were not provided with electronic modulating control valves or actuators. Also there is no central building management workstation at the school, all data is reported to the city's main central computer where it is monitored by city personnel. Larger spaces such as the Cafe, Auditorium, and Gym are provided with new DDC temperature sensors which communicate with the new DDC system. Several classrooms were provided with these same sensors as well.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, energy consumption meters to help determine where energy can be safed, sensors to allow troubleshooting features which would help determine the real problem with an existing or new system.	  	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1000 amp, 277/480 volt, 3 phase, 4 wire and is in fair condition. The equipment is manufactured by Westinghouse Power-line-C. The main circuit breaker is a 1200A frame and 1000A trip SPB1000. The Switch board also contains a built in Digital Electrical meter.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining. The Main Electric Room is being used as a storage room, we would recommend removal of the stored items as it poses a safety issue.		AD

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders, subpanels and motor control centers are in good condion. There is no TVSS installed on any of the sub-panels. Electrical sub-panels are typically installed in dedicated electrical rooms.	3	ES	N/A	Installation of TVSS equipment on panels serving computer loads would be recommended. Life of the distribution system is same as service equipment.		AD
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. In general, quantity of receptacles is adequate and in fair condition.	3	ES	N/A	The custodial staff did not express any concerns on the number or operation/condition of the branch circuits and electrical devices.		AD
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T5 lamps. The fixtures are in good condion. Classrooms consist of pendant indirect fixtures with a 2 lamp cross section, Corridors and Offices consist of 2x2 acrylic lensed troffers and 6 inch recessed fluorescent down lights. The gymnasium contains new 6 lamp T5HO high bays with integral occupancy sensors and wire guards.	2	ES	L	The lighting is in good condition and light levels appear adequate. The custodial staff reported that most of the ceiling mounted occupancy sensors do not work properly. We would recommend for the occupancy sensors to be tested by an authorized manufacturer technician.	  	AD

DRAFT

SULLIVAN SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

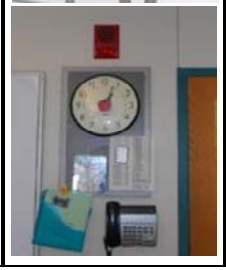
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exterior Lighting**	Exterior lighting consists of pole mounted shoe box fixtures with metal halide lamping.	2	OB	S	It is recommended that the fixtures be replaced with LED type. Also pole mounted light fixtures should be istalled at walkways located at outside doors 5 and 13.	  	AD
6.	**Emergency Power**	An Interior Generac 100KW, 125KVA generator serves both emergency and optional standby loads. The generator's prime mover is natural gas driven.	3	ES	L	The generator has been well maintained. The emergency distribution does not comply with current codes. The life safety and optional stand-by loads are required to be separated.	 	AD

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is fed from the emergency generator.	3	ES	N/A	System is in good working order.		AD
8.	**Life Safety (Fire Alarm)**	The fire alarm system was code compliant when installed. The main control panel is a FCI 7200	2	ES	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	 	AD

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.	  	AD
10.	**Communication / Clock System**	The paging, intercom, and clock system are functioning properly. The system is manufactured by Bogen. The telephone system appears to be in good working order.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.		AD

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	Data wiring is CAT 6 and has been added as required to serve the technology needs.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed.		AD

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18 Dr. An Wang Middle School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Tiered site shared with Pawtucketville Memorial Elementary School and city owned baseball field; Located within a dense residential neighborhood
- Tight building site; limited buildable area within building plateau. Site drops off steeply at building site area perimeter
- Separate bus drop off in front of the school, parent car drop-off / pick-up located at side of school within the side parking lot
- Ample parking separate from parking for adjacent Pawtucketville Memorial Elementary School.

Surfaces and Features:

- Concrete sidewalks and plaza at entry appear replaced and in good condition. Bituminous paving surfaces and sidewalks around building perimeter are in fair to good condition, no perimeter access roadway
- Flat play area appears worn with no site play structures
- Granite curbing at drop off area and front parking lot is in fair condition. Bituminous curbing in side parking lot area is in fair to poor condition in many places and should be repaired and/or replaced due to snowplow damage
- Site landscaping is adequately maintained and appropriate for the site
- No apparent site drainage issues

Building Exterior

Exterior Wall and Canopies:

- Aluminum Exterior windows appear in good shape and operate well.
- All exterior door hardware is in fair to poor condition and should be repaired and/or replaced. Locks have been replaced, but are difficult to use.
- Split faced and smooth concrete block masonry veneer appears to be in good condition in most areas. Some staining of veneer located below stepped parapet walls.
- Areaways into basement area and lower floors below grade appear to have slow drainage due to partially blocked drains, potentially allowing water into the building

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Summary Narrative

Roof:

- Fully ballasted EPDM roof is in good shape
- Exterior veneer appears stained below stepped parapet walls indicating a failure in the parapet's metal coping
- Rubber seals at skylight perimeters torn and need to be replaced
- Roof drains clear and free of debris. No standing water on roof surface
- Rooftop units have been recently repaired

Building Interior

Finishes:

- Corridor walls built with particle board wainscoting with durable speckled paint and drywall upper. All corridors recently repainted, but some areas of wainscoting damaged and in need of repair
- Classroom and office walls all drywall and need repainting
- ACT ceiling tiles in good to fair shape with no sagging. Areas where staining has occurred should be replaced. Where replacement has occurred, ceiling tiles do not match
- Carpet is in fair to poor condition in classrooms and is currently being replaced
- VCT in fair to good condition – many areas have replaced VCT floor tile
- Gymnasium synthetic flooring in good to fair condition requiring few repairs
- Plastic laminate casework and hardware is in fair condition and does not meet current ADA/MAAB requirements in many locations
- Plastic laminate interior window sills are in very poor condition and should be replaced

Openings:

- Interior doors and hardware are in good to fair condition
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in many locations

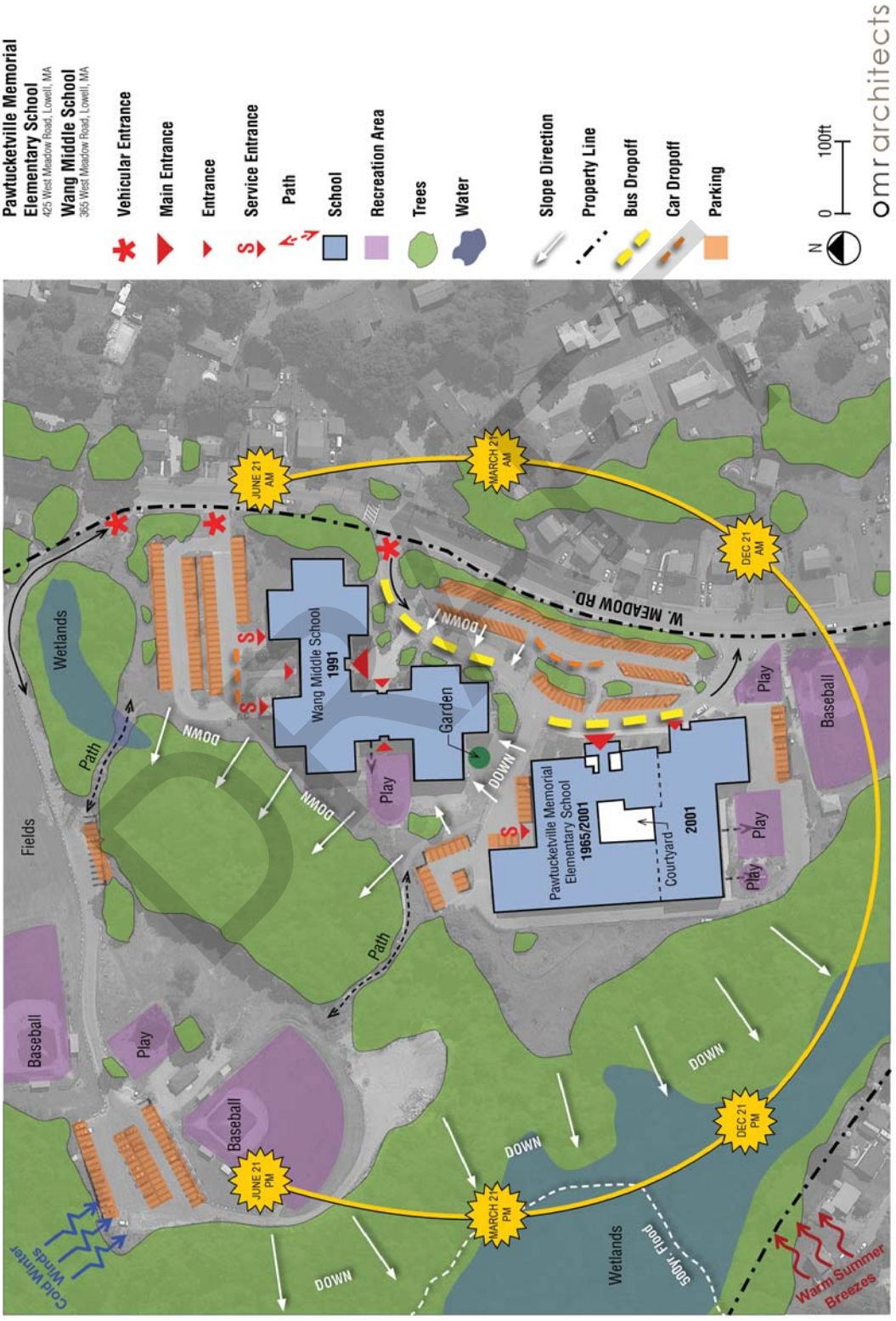
Vertical Circulation:

- Elevator is in good condition
- Stairs handrails and guardrails do not meet current building code requirements and should be painted if retained
- Access to stage in cafetorium does not meet current ADA/MAAB requirements

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View from parking lot on north side looking at building entrance.



View from play area looking at building entrance.



View at grass berm between Pawtucketville Elementary School and Wang Middle School of outdoor garden area.



View from main entry court; main entrance to school on right side.



View at shared pick-up / drop-off lane between schools.



View from ballasted roof at rooftop mechanical units; penthouse on right.

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Photographs



View from cafeteria looking towards entrance lobby.



View of stained ceiling tile with organic growth.



View of typical classroom looking at exterior walls.



View of typical classroom looking at teaching wall.



View from Media Center; circulation desk on left.



View of typical classroom looking at exterior and teaching walls.

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Photographs



View of typical science lab/classroom with fixed peninsulas.



Detail view of fixed peninsulas at science lab/ classroom.



View down typical classroom corridor; locker replacement project underway.



View from gymnasium looking towards bleachers.



View from auditorium looking towards stage.

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General Building Information

SCHOOL NAME	**Dr. An Wang Middle School**
SCHOOL ADDRESS	365 West Meadow Road, Lowell, MA 01852
SERVING GRADE LEVELS	5 through 8
NUMBER OF STUDENTS	667 (2012-13 school year)
NUMBER OF STAFF	75 (2012-13 school year)
ORIGINAL CONSTRUCTION	1991
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**2,573,728 sf**
SITE AREA FOR BUILDINGS	49,787
SITE AREA FOR PAVING	238,739
SITE AREA FOR PLAYFIELDS	191,163
SITE AREA FOR OPEN SPACE	2,036,085
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Pawtucketville

all site SF values are approximate

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Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building			approx. 93,800	2 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

SCHOOL NAME: WANG MIDDLE SCHOOL

DATE OF REVIEW: 07-09-2013

REVIEWER: EJ / LKR

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	(3) total entrances to the school; (2) off entry plaza; (1) for deliveries to kitchen. Entrances consist of glazed aluminum doors in aluminum frames w/ aluminum framed sidelights all in good condition and painted steel doors w/ painted steel frames all in good condition.	No action required.	3	ES	-	-	
	- Connection to accessible route and accessibility	Entrances connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA).	No action required.	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Bituminous parking lots located on north side and shared with the Pawtucketville Memorial Elementary School on south side and are in good to fair condition.	No action required.	3	ES	-	-	
	- Curbing Materials and Wheel Stops	Bituminous curbing on north side and granite curbing on south side; no wheel stops	Repair portions of bituminous curbing.	2	ES	S	40 LF	
	- Number and size of spaces by type (typical, accessible)	(72) Parking spaces at north lot; (20) shared angled parking spaces at south lot. Parking spaces are approximately 9' x 18'.	If future building renovations trigger accessibility code or building code requirements, provide accessible parking spaces at north lot.	-	OB	-	-	
	- Parking striping	Striping is faded throughout and non-existent in some locations	Repaint striping at all parking and vehicular roadways.	1	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	None visible	If future building renovations trigger accessibility code or building code requirements, provide accessible parking signage.	0	OB	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Pick-up and drop-off areas at both north and south sides of the building. Buses pick-up and drop-off on the south side and cars pick-up and drop-off on the north side.	No action required.	3	ES	-	-	
	- Car and Bus Separations	See above	No action required.	-	-	-	-	

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: WANG MIDDLE SCHOOL

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Markings have faded.	Repaint to provide traffic circulation markings and direction.	0	OB	S	-	Under maint. budget.
	- Traffic Markings and Traffic Signage	One way traffic sign at north side parking and pick-up / drop-off locations; markings not readable.	No action required.	3	ES	-	-	
	- Walkway Materials	Bituminous sidewalks connecting to concrete pads at exit doors and concrete walkways at main entry appear to be in good to fair condition.	No action required.	3	ES	-	-	
	- Curb Cuts and Detectable Warning Strips	Curb cuts at West Meadow Road and at sidewalks; no detectable warning pavers and/or strips. Non-compliant w/ ADA in many locations.	If future building renovations trigger accessibility code or building code requirements, provide detectable warning pavers at curb cuts and cross walks.	0	OB	-	-	
	- Pedestrian Ramp Locations and Materials	Concrete stairs at north end of the building and at areaway to basement boiler room. Guardrails at site stairs do not appear to meet current code requirements.	If future building renovations trigger accessibility code or building code requirements, modify or replace railings to meet current codes and repaint.	0	OB	-	-	
5.	**Fire Department Access**							
	- Locations	Fire Department connections located north side. See GGD report.	See GGD report.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving at service area on the north side are stained and cracked, generally in fair condition.	No action required.	2	ES	-	-	
	- Loading Dock or Leveler	N/A						
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	(2) 6yd dumpsters for trash, (1) 4yd dumpster for recycling	No action required.	-	-	-	-	

DRAFT

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Protective Bollards	Painted steel bollards are in fair condition and show signs of rust.	Remove rust and repaint.	2	ES	S	-	Under maint. budget.
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Adjacent baseball field is not part of school.	No action required.	-	-	-	-	
	- Accessible route to fields	No Accessible route to fields.	No action required.	-	-	-	-	
	- Tennis Courts	N/A	No action required.	-	-	-	-	
	- Basketball Courts	No	No action required.	-	-	-	-	
	- Playgrounds	Playground on property, but part of the Pawtucketville Memorial Elementary School.	No action required.	-	-	-	-	
	- Storage Sheds	(1) large steel storage container at service area	No action required.	-	-	-	-	
	- Concession Stands	No	No action required.	-	-	-	-	
	- Bleachers	At adjacent baseball field	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	small section of chainlink fence at southwest part of site near bituminous walkway and in good condition.	No action required.	3	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
9.	**Site Topography**							
	- Characteristics	Sloping site between Wang MS and Pawtucketville ES and also at north/northwest part of site.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Plantings, trees and shrubs throughout site and around building. Thick vegetation at north and west side of site and wetlands. Raised garden area at northwest side of building.	Trim shrubs back from building façade.	-	-	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Exterior gathering spaces at north, south and west sides of the building are in poor condition with mulch spread over areas where grass is not established.	Till soil at mulched areas to ensure proper drainage and reseed area.	2	ES	S	-	Under maint. budget.
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole mounted site lighting fixtures throughout site. Also wall mounted light fixtures at the exterior wall at main entries. (See GGD Report)	See GGD report.	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Yes (See GGD Report)	See GGD report.	-	-	-	-	
14.	**On-Site Renewable Energy Sources**			-	-	-	-	
	- Photovoltaic Panels, Wind Turbines	None	No action required.					
15.	**Site Furniture & Accessories**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Types, Locations, Materials	Stone sitting walls w/ bluestone cap at south entry is in good condition.	No action required.	3	ES	-	-	
	- Bicycle Racks	(1) located at the south side of the building appears to be in good condition.	No action required.	3	ES	-	-	
	- Flagpoles	(1) located at the south side at island between roadway and parking.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	See play area above.	See play area above.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	None visible	No action required.	-	-	-		
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-	-	
18.	**Other Observations**							
		Wetlands on property, northwest of school building	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Split-faced and smooth-faced CMU veneer(8x16x4 nom.,scored) in two colors w/ decorative patterns. CMU and mortar are in good condition, except at locations where staining and effluorescence is occurring.	Remove effluorescence from masonry.	3	ES	L	700 SF	
2.	**Windows**							
	- Frame Materials	Painted aluminum frames appear to be in good condition. Painted steel frames at steel doors and transoms are in good condition.	No action required.	3	ES	-	-	
	- Glazing Type and Color	Clear insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	
	- Operable sash type and sash hardware	Awning type operable units appear to be in good condition.	Repair damaged window hardware.	3	ES	S	-	Under maint. budget.
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing and damaged at some locations.	Replace missing insect screens.	2	ES	S	-	Under maint. budget.
	- Sills	Painted aluminum sills appear in good condition, but require repairs to perimeter sealant at masonry openings in some locations.	Repair perimeter sealant at masonry openings in some locations.	2	ES	S	incl. in sealants below	
	- Shades or Blinds	Manual roller shades at most windows, in fair condition.	Repair/replace missing and/or damage window shades.	2	ES	S	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	Painted Aluminum frames at glazed aluminum doors; painted steel frames at painted steel doors	Repair damaged steel door frames.	3	ES	S	-	Under maint. budget.
	- Glazing Type and Color	Clear insulated glass units (IGU) appear to be in good condition.	No action required.	3	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	3	ES	-	-	
	- Entry door hardware	Lever handle, exit device and door closer.	If future building renovations trigger accessibility code or building code requirements, upgrade hardware at main entry to meet current standards.	2	OB	-	-	Costs under renovation estimate
	- Power operators	No power operators.	If future building renovations trigger accessibility code or building code requirements, consider providing power operators at main entrance doors.	-	-	-	-	Costs under renovation estimate
4.	**Exterior Doors**							
	- Materials	Glazed aluminum doors and painted steel doors in good condition. Door hardware appears to be in fair condition. Door buzzer at main entrance and exterior door to kitchen.	No action required.	3	ES	-	-	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required.	-	-	-	-	
	- Door hardware	Aluminum pulls, exit devices, door closers appear in fair to poor condition and are code compliant. Locks have been replaced, but are difficult to use.	Repair and/or replace hardware as required.	2	ES	S	-	Under maint. budget.
	- Overhead or Coiling Doors	No overhead or coiling doors.	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	No fascia, trim, soffits, and overhangs; see roof copings below.	No action required.	-	-	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	Silicone sealant at expansion and control joints is in fair condition.	Replace degraded sealant at masonry control joints and at masonry openings.	2	ES	S	2000 lf allow	
7.	**Roof Assembly and Flashing**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flat or sloped geometry, Materials	Flat, ballasted EPDM roofing throughout in fair to good condition.	New roof anticipated within next 10 yrs	2	ES	L	49,000 SF	Replace at 10 yr mark
	- Roof edges and copings	Lead-coated copper roof edges/gravel stop and roof copings appear to be in good condition.	No action required.	3	ES	-	-	
	- Walkway pads	precast concrete pavers occur only within AHU enclosure at penthouses and are in fair condition.	Replace damaged precast walk pads and provide precast concrete pavers to all mechanical units requiring ongoing maintenance.	2,-	ES,OB	S	-	Under maint. budget.
8.	**Skylights**							
	- Type (unit or glazed)	Acrylic glazed unit skylights appear to be in good to fair condition; glazing damaged and/or broken in some locaitons.	Replace broken skylight glazing and repair all failing seals at skylights.	2	ES	I	32 SF	
	- Glazing Type	Clear and translucent acrylic glazing; see above.	See above.	-	-	-	-	
	- Curbs	Integral with unit skylight appear to be in good condition.	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Cast iron roof drains at flat roofs, scuppers and downspouts at penthouse roofs. Cast iron roof drains appear to be in fair condition.	Keep roof drains clear of debris; ongoing maintenance required.	2	ES	S	-	Under maint. budget.
	- Splash block or tied to storm drainage	Roof drains tied to storm drainage, precast concrete splash blocks at penthouse downspouts are in poor condition.	Replace precast concrete splash blocks.	2	ES	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Exterior ladders to penthouse roofs are in good condition and appear to be code compliant.	No action required.	3	ES	-	-	
11.	**Areaways**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Materials and Gratings	Areaway with concrete retaining walls and metal grate at west side appears to be in fair condition. Concrete stair and retaining wall down to basement is in fair condition and shows signs of drainage issues and promotes water infiltration due to lack of curbing at louvers and door.	Clear all debris from inside areaway.	2,1	ES	I	-	Under maint. budget.
	- Drainage	(1) drain visible at areaway/stair to basement	Clear debris from drain; ongoing maintenance required.	2	ES	I	-	Under maint. budget.
12.	**Decorative Items or Features**							
	- Types and Locations	Decorative CMU patterns and pediments at roof line.	No action required.	3	ES	-	-	
13.	**Other Observations**	N/A	No action required.	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Walk-off mat at vestibules, glazed aluminum storefront system in good condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceiling is in fair to good condition w/ minor staining and sagging tiles.	Repair particle board wainscoting w/ wood restoration product. Replace stained ceiling tiles and investigate source of sagging ceiling tiles.	3	3-2	2-3	3-2	ES	S	-	Under maint. budget.
2.	**Corridors**										
	- Finish Materials	VCT flooring is in good to fair condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceiling is in fair condition w/ staining in many locations. GWB soffits and ceilings at skylight openings show indications of water infiltration.	Repair particle board wainscoting w/ wood restoration product. Replace stained ceiling tiles and investigate source of stained ceiling tiles and damaged GWB soffits.	3	3-2	2-3	3-2	ES	S	-	Under maint. budget.
	- Lockers	Lockers being replacement project underway.	No action required.	-	-	-	-	-	-	-	
	- Transoms & Borrowed Lights	Hollow metal framed interior windows & transoms are in good condition.	Paint all HM framed doors and borrowed lights	-	-	-	3	ES	L	-	Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into classroom. Most classroom doors have vision glass and transom above. Some doors from CR's open into Stair enclosures which does not meet current building code requirements.	No action required.	-	-	-	3	ES	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors doors are on magnetic hold-open and have automatic closers many not functioning. All doors are fire rated with panic type hardware.	repair and/or replace magnetic hold-open devices.	-	-	-	1	ES	I	8 pairs doors	
	- Wall Projecting Objects	Most wall projecting objects project less than 4" from the wall, or are located less that 27" above the finished floor.	No action required.	-	-	-	3	ES	-	-	
	- Drinking Fountains	Stainless steel wall mounted projecting into corridor; non-compliant w/ ADA. See GGD report.	If future building renovations trigger accessibility code or building code requirements, provide drinking fountains that comply with current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
3.	**Building Signage**										
	- Materials	Plastic signage primarly located adjacent to door off corridor.	No action required.	-	-	-	-	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Room signage provided (non-compliant w/ ADA); No way-finding signs.	See item below.	-	-	-	-	OB	-	-	
	- Accessibility Compliance	Lack of Braille; non-compliant w/ ADA	If future renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	VCT flooring in good condition. Concrete filled metal pan stairs, rubber treads and risers, painted steel pipe guardrails and handrails (non-compliant w/ current ADA requirements.) Walls in stairwells GWB walls w/ painted Particle board wainscot in good to fair condition. ACT and GWB soffits in good condition.	Repaint all stair GWB walls; repair where walls finish is damaged.	3	3-2	3	3	ES	L	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Stair risers are uniform in height; nosings appear to meet current codes. Stair risers are quarry tile at main entry stair which appears to be in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 42". Handrail heights at 2'-10". Guardrail openings exceed a 4" sphere.	If future building renovations trigger accessibility code or building code requirements, modify and / or replace guardrails to meet current code requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Handrails (height, extensions, profile)	All handrails round and 1 1/2" diameter. All handrails have 12" extension at top of stairs, and 12" plus one tread depth at bottom of stairs	No action required.	-	-	-	3	ES	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	VCT flooring, laminate wall panels, lay-in diffusing ceiling panels; 3600 lb weight capacity w/ (3) stops. Elevator is functional.	No action required.	3	3	3	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Wood doors w/ transparent finish at most locations appear in good condition. Glazed painted wood doors and painted steel doors in few locations are in good condition.	Repaint wood doors.	-	-	-	3	ES	S	-	Under maint. budget.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Door hardware	All interior door hardware lever type hardware and is code compliant	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Code compliant	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	All thresholds are code compliant	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**	None									
8.	**Kindergarten Bathrooms**	None									
9.	**General Purpose Classrooms**										
	- Finish Materials	VCT flooring (where occurring) is in good condition. Carpet is in fair condition (where occurring). GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Replace carpet where occurring. Paint all GWB walls throughout CR's. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3-2	3	2-3	3	ES	S	2000 SF (carpet)	Wall painting under maint. budget.
	- Casework	P.lam and wood casework in good condition; cabinet and closet door hardware and hinges are in good to fair condition. P.lam window sills appear to be delaminating in some locations.	Repair damaged or broken cabinet door hardware where occurring. Repair delaminated P.lam window sills.	-	-	-	3-2	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	tackboards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	primarily wall mounted projection screens; ActivBoards in some CR's	No action required.	-	-	-	3	ES	-	-	
10.	**Science Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3	2-3	3	ES	S	-	Under maint. budget.
	- Casework	P.lam and natural wood cabinets w/ rubber base and epoxy countertop appear in good condition	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Lab Benches	P.lam and natural wood cabinets w/ rubber base, epoxy countertop w/ integral sinks (typical) in good condition, but non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Emergency Shower and Eyewash	non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, replace emergency shower to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Sinks	P.lam and natural wood cabinets w/ rubber base, epoxy countertop w/ integral sinks (typical) in good condition, but non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Visual Display Surfaces	tackboards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	primarily wall mounted projection screens; ActivBoards in some CR's	No action required.	-	-	-	3	ES	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3	2-3	3	ES	S	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition; cabinet and closet door hardware and hinges are in good to fair condition. P.lam window sills appear to be delaminating in some locations.	Repair delaminated P.lam window sills.	-	-	-	3-2	ES	S	20 lf	
	- Visual Display Surfaces	tackboards, chalk boards	No action required.	-	-	-	3	ES	-	-	
	- Sinks	yes, located at casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
12.	**Technology Clsrms.**										
	- Finish Materials	Carpet in fair condition. GWB walls and ACT ceilings appear to be in good condition.	Replace carpet w/ carpet tiles. Paint GWB walls.	2	3	3	3	ES	S	1000 SF (carpet)	Wall painting under maint. budget.
	- Casework	P.lam and wood workstations appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tackboards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	Wall mounted projection screen, ceiling mounted projector	No action required.	-	-	-	3	ES	-	-	
13.	**SPED Classrooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls and ACT ceilings also in good condition.	Paint GWB walls.	3	3	3	3	ES	S	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition. (See sinks and kitchen appliances below)	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Tackboards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Kitchen & Laundry Appliances	kitchen appliances and casework, non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework and replace appliances to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Audio-Visual & Interactive Systems	Ceiling mounted projection screen	No action required.	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
14.	**SPED OT/PT**	None									
15.	**SPED Tutorials**										
	- Finish Materials	Carpet is in fair condition (where occurring). GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Replace carpet w/ carpet tiles. Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	2	3	2-3	3	ES	S	1000 SF	Wall painting & clg. tiles under maint. budget.
	- Casework	P.lam and wood casework in good condition; cabinet and closet door hardware and hinges are in good to fair condition. P.lam window sills appear to be delaminating in some locations.	Repair delaminated P.lam window sills.	-	-	-	3-2	ES	-	-	
	- Visual Display Surfaces	tackboards, chalk boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	Wall mounted projection screens.	No action required.	-	-	-	3	ES	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**										
	- Finish Materials	Carpet recently removed but not replaced. Floor finish (assumed to be paint) at concrete floor at seats is warn and in poor condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceilings with GWB soffits appear in good to fair condition. Some ACT ceilings are stained.	Replace w/ carpet tiles. Refinish concrete floor. Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	2-1	3	2-3	2	ES	S	1800 SF (carpet)	Wall painting & clg. tiles under maint. budget.
	- Seating Area Layout (flat, sloped, aisles)	Sloped concrete slab w/ aisles. No indication of HC spaces.	No action required.	-	-	-	-	-	-	-	
	- Seating Type	floor mounted painted wood folding seats are in fair to poor condition and appear original to the building.	If future building renovations trigger accessibility code or building code requirements, repair or replace auditorium seating. Provide ADA compliant seating locations in conformance w/ current codes.	-	-	-	2	ES	-	-	Costs under renovation estimate
	- Acoustical Treatments	P.lam paneling w/ acoustical panels behind, recessed in GWB at rear wall of auditorium, in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Theatrical Lighting	Lighting suspended on two separate battens over seating.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- House Lighting	Recessed downlights and wall sconces, no aisle lights. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Motorized projection screen appears to be functional.	No action required.	-	-	-	-	-	-	-	
18.	**Performing Arts - Stage**										
	- Finish Materials	Wood floor appears to be in good to fair condition. Painted GWB walls appear in fair condition. No ceiling, stage is open to structure and roof deck above.	Refinish wood stage floor. Repair and repaint GWB walls.	3-2	2	3	3-2	ES	S	1200 sf	
	- Acoustical Treatments	None	No action required	-	-	-	-	-	-	-	
	- Theatrical Lighting	Lighting suspended on battens over stage. See GGD report.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	All stage curtains appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Rigging	ceiling mounted supports for curtains and lighting	No action required.	-	-	-	3	ES	-	-	
	- Stage Accessibility	Non-compliant w/ ADA	Provide accessible route from Auditorium House to stage in comformance w/ current ADA requirements.	-	-	-	-	-	L	chair lift allow.	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	VCT flooring is in good condition. GWB walls appear in good condition. ACT ceilings are stained in many locations with minor sagging.	Paint all GWB walls. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3	2-3	3	ES	S	-	Under maint. budget.

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				FLOOR	WALLS	CEILING	GENERAL				
	- Acoustical Treatments	P.lam paneling w/ acoustical panels behind, recessed in GWB at rear wall of auditorium, in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Casework	None	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tackboards and chalk boards w/ staff lines appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required	-	-	-	-	-	-	-	
	- Practice Rooms	(3) practice rooms all with similar finishes to Music CR and in good condition.	No action required	-	-	-	3	ES	-	-	
20.	**Media Center**										
	- Finish Materials	Carpet is in fair condition. GWB walls and ACT all appear in good condition. P.lam windows sills are delaminating.	Replace carpet throughout. Repaint GWB surfaces and exposed structure. Replace P.lam sills.	2	3	3	3	ES	S	2500 SF (carpet) 72 lf (sills)	Painting under maint. budget.
	- Stacks	Metal stacks and wood end panels and perimeter shelving appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	Wood study carrels w/ P.lam countertops appear in good condition	No action required.	-	-	-	3	ES	-	-	
	- Shelves	Adjustable wood shelving appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Circulation Desk	wood circulation desk appears to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Workroom / Staff Areas	Workroom and staff areas are adjacent to Media Center.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										
	- Finish Materials	Synthetic flooring appears to be in good to fair condition. Painted CMU walls are in good condition, wall base should be replaced in some locations. Ceiling is open to long span joists above.	Repaint CMU walls. Repair portions of synthetic floor, especially at entry doors to Gymnasium.	3-2	3	3	3	ES	S	100 sf floor, 30 lf base	Wall painting under maint. budget.
	- Wall Pads	Wall pads are located at the ends of the main basketball court.	No action required.	-	-	-	3	ES	-	-	
	- Acoustical Treatments	Acoustical metal roof deck appears in good condition.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	(2) recessed stainless steel drinking fountains (1 missing) occur within Gymnasium and are non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, replace drinking fountains and wall to comply w/ current ADA requirements.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Backstops	(6) folding backstops	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Scoreboard appears to be functional.	No action required.	-	-	-	-	-	-	-	
	- Bleachers	Wood telescopic, metal framed, bleachers; non-compliant w/ ADA.	If future building renovations trigger accessibility code or building code requirements, provide ADA compliant bleachers.	-	-	-	-	OB	-	-	Costs under renovation estimate
	- Dividing Curtains	Single walk-draw type divider curtain appears in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Climbing Ropes	Ropes appear in good condition.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual Systems & Assistive Listening	Ceiling mounted speakers appear functional.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

DRAFT

SCHOOL NAME: WANG MIDDLE SCHOOL

DATE OF REVIEW: 07-09-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**										
	- Finish Materials	VCT flooring, GWB walls, ACT ceilings in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Equipment FF+E	FF+E exercise equipment and misc equipment storage.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	markerboard appears in good condition.	No action required.	-	-	-	3	ES	-	-	
24.	**Locker Rooms**										
	- Finish Materials	Epoxy flooring w/ integral base, ceramic tile and GWB walls in good condition. ACT ceiling is sagging in many locations and has some stained tiles. GWB ceilings in some areas shows indication of water damage.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Lockers	12" x 30" two-tier painted metal lockers w/ sloped tops and integral epoxy base; surface mounted at walls and back to back forming peninsulas. Many lockers are in poor condition.	Replace damaged lockers.	-	-	-	2	ES	S	allow 10% replace at 30 units	Under maint. budget.
25.	**Locker Area Bathrooms**										
	- Finish Materials	Epoxy flooring w/ integral base in good condition. Ceramic tile walls also in good condition. ACT ceiling is in good to fair condition w/ stained tiles in some locations.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	painted metal floor-mounted partitions appear in good to fair condition.	No action required.	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Plumbing fixtures are in good condition, but do not appear to meet current ADA requirements.	If future building renovations trigger accessibility code or building code requirements, provide ADA compliance at plumbing fixtures.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Showers (gang, stalls)	Composite or phenolic-type panel and CT shower stalls appear in good condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Mirrors	Mirrors appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories such as paper towel dispensers are damaged and non-compliant w/ ADA in most locations.	Replace and relocate accessories to be code compliant.	-	-	-	2	ES	S	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, provide compliance w/ ADA	-	-	-	-	-	-	-	
26.	**Cafeteria**										
	- Finish Materials	VCT flooring is in good to fair condition. GWB walls w/ painted Particle board wainscot and resilient wall base in good to fair condition. ACT ceiling is in fair condition w/ staining in many locations.	Repaint GWB walls. Repair particle board wainscoting w/ wood restoration product. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	3-2	2-3	3-2	ES	S	-	Under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	quarry tile flooring and wall base appear in good condition. GWB walls with stainless steel corner guards in some locations. ACT ceilings is sagging, minor staining at hood.	Repair GWB where damamged and provide stainless steel corner guards at corners that are exposed. Replace stained ceiling tiles and investigate source of staining.	3	3	2	3	ES	S	-	Under maint. budget.
	- Overhead or Counter Doors	Stainless steel coiling counter door at dish drop-off in good condition. Note dishwashing equipment and space not used.	No action required.	-	-	-	3	ES	-	-	
	- Serving Line Circulation Pattern	Traditional serving line	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Equipment Visual	Kitchen equipment appears mostly original. Dishwasher never used; styrofoam trays used since building opened	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom /Lounge & Staff Areas**										
	- Finish Materials	VCT flooring and GWB walls are in good condition. ACT ceilings are stained in many locations and some have signs of unidentifiable organic growth.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles and organic growth.	3	3	2	3	ES	L	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	Workstations (FF+E)	Yes, in some locations.	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring and GWB walls are in good condition. ACT ceilings are stained in some locations.	Replace ceiling tiles where stained or otherwise damamged. Further investigation is required to determine source of stained tiles.	3	3	2	3	ES	L	-	Under maint. budget.
	- Casework	P.lam and wood casework in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Stainless steel sinks located in casework; non-compliant w/ ADA	If future building renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	3	ES	-	-	Costs under renovation estimate
	- Privacy Curtains	None - rests are located in individual rooms.	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet is in fair condition. VCT in some offices in good condition. GWB walls are in good condition. ACT ceilings appear to be in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood circulation desk w/ P.lam countertop appears to be in good condition. P.lam sills are delaminating in some offices.	Repair p.lam sills at windows where delamination has occurred.	-	-	-	3	ES	L	20 lf sill	
	- Visual Display Surfaces	Tackboards appear to be in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Entry Door Intercom	Door buzzer located at main entrance appears functional.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Waiting area within Main Office.	No action required.	-	-	-	-	-	-	-	
	- Conference	Conference Room is located down hall from Main Office.	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	VCT, GWB walls, ACT ceilings all in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	None	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	tackboards in some areas	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
32.	**SPED Office Areas**										
	- Finish Materials	Carpet is in fair condition. GWB walls and ACT ceilings appear in good condition.	Replace carpet w/ carpet tiles.	2	3	3	3	ES	L	450 SF	
	- Visual Display Surfaces	tackboards in some areas	No action required.	-	-	-	3	ES	-	-	
33.	**Student Toilets**										
	- Finish Materials	ceramic tile flooring, ceramic tile and GWB walls all appear generally in good condition. Some ceramic tile are damamged or missing. ACT ceilings are stained in some locations.	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	new plastic partitions in some areas, original metal paritions elsewhere	Replace metal toilet partitions w/ phenolic partitions.	-	-	-	2	ES	S	8 stalls (incl. 4 HC)	
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA and are damamged.	See item below.	-	-	-	1-2	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant w/ exception of accessories.	Replace and relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring, ceramic tile walls, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	3	3-2	3	ES	S	-	Under maint. budget.
	- Toilet Partitions	N/A	No action required.	-	-	-	2	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Plumbing Fixtures	Code compliant sink and toilet. See GGD report.	See GGD report.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirror.	No action required.	-	-	-	3	ES	-	-	
	- Accessories	Some accessories do not appear compliant w/ ADA.	See item below.	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant w/ exception of accessories.	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3-2	3-2	3-2	3	ES	S	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	CMU walls in good to fair condition. Concrete floors appear to be in fair to poor condition. Significant water intrusion throughout basement.	Further investigation is required to determine source of water infiltration.	1	3-2	3-2	2	ES	-	-	
	- Sinks	Mop sinks at janitor closets. (See GGD reports)	See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Tool &Supply Storage	adjustable metal shelving in some locations	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Yes	No action required.	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls appear to meet current codes. (See GGD report)	See GGD report.	-	-	-	-	-	-	-	
38.	**Other Spaces**	None									

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WANG MIDDLE SCHOOL

Date of Review: Tuesday, July 16, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Wang Middle School (#20), located in the Pawtucketville neighborhood of Lowell, was completed in 1991. The facility is built on a level site and comprised of two stories, plus a partial Basement, with a floor area of approximately 80,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Twin School: Sullivan Middle School. Sister School: Pawtucketville Memorial Elementary School.
2.	**Original Construction:** 1992 - Building was dedicated on October 18, 1992. Age of Building: 21 years. Structural Engineer: LeMessurier Consultants, Inc. Structural Dwgs: Available - S-1, S-2, S-2A, S-3 to S-12, S23 to S-27 (Sep 28, 1989). Contractor: Eckman Construction Company Applicable Building Code: MA State Building Code - Fifth Edition (effective Sep 1, 1980)
3.	**Renovations:** No structural renovations to date. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, formerly known as the Pawtucketville Middle School, is built on a level site and comprised of two stories, plus a partial Basement, with a floor area of approximately 80,000 square feet. Primary structural components include the following: reinforced concrete - 2'-6" thick mat at Basement, spread footings, and foundation walls; concrete slab on grade at First Floor; structural steel - wide flange columns, beams (composite at floors); normal weight concrete with composite steel deck floor slabs; open web steel joists at roof and longspan steel joists at Auditorium and Gym roofs; steel roof deck; and reinforced CMU walls at Auditorium and Gym. Lateral force-resisting system is typically diagonal steel bracing. Exterior cladding is typically CMU veneer attached to CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
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1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Generator Room Ceiling Damage: The underside of the First Floor steel deck over the Generator Room shows signs of rusting, possibly due to water entering the building or high humidity - at the time of the site visit this area was teeming with mosquitos. After attending to the cause of the possible leak, a repair procedure should be implemented including the application of zinc-rich paint.			**2**	**S**
	b.	Roofs: The roofs on this building are all flat and ballasted with stones. Minor roof leaks have also occurred near skylights. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could represent a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**3**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

WANG SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	Building is supplied by a combined 6" water service. Building is fully protected with an automatic sprinkler system. Fire Service is 6" in size, serviced by a 6" Watts Double Check Valve Assembly.	3	ES	S	The domestic water service & fire service must be seperated. The Building shall have a separate fire service and shall be updated to current NFPA requirements.		JIG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm wet valve at service entrance. Piping is black steel with a combination of threaded and coupling joints & fittings. Floors are protected by 1-1/2" Fire Hose Cabinets and 2 1/2" Fire Department Connection.	3	ES	S	Sprinkler control valve assemblies were not present and need to be installed at each floor level.		JIG
3.	**Special Systems**	Kitchen Hood is protected with a chemical suppression system.	3	ES	N/A	None.		JIG
4.	**Misc Fire Protection**	Fire department connection appears to be a Siamese 2-1/2" x 2-1/2" x 4", caps were not present, connection is susceptible to vandalism.	3	ES	L	Install caps on fire department connection.		JIG
5.	**Sprinklers**	Sprinklers are solder type heads.	3	ES	N/A	None.		JIG
	PLUMBING							
1.	**Cold Water System**	The building is serviced by 6" combined water service which enters through the boiler room. The service is reduced to a 4" metered domestic service after the Double Check Valve. Assembly	3	ES	L	Replace valves with corrosion to maintain working order.		JIG

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E. FP/P/H/E

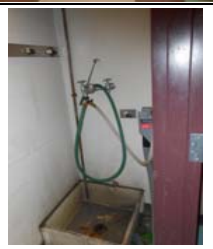
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water system is generated by one Bradford White gas type water heater. The heater has an input of 250,000 btuh and 80 gallon storage capacity. Previously the building was serviced by two gas water heaters and storage tank, both heaters and storage tank are no longer functioning and were replaced the single Bradford White gas water heater.	1	OB	I	Single water heater is not adequate in size to supply entire building & kitchen. Replace with new high efficiency condensing type heaters.		JIG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints. Vents thru roof were extended beyond the 18-24 recommendations due to proximity of roof top unit intakes.	2	ES	S	Sanitary vents shall be modified to comply with Plumbing code requirements.		JIG
4.	**Sanitary Waste and Vent System**	Gas vents on roof are to close to intakes.	3	ES	L	Gas vents shall be modified to comply with plumbing code requirements.		JIG
5.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	2	ES	S	Domes are completely surrounded by stones only tops are visible move stones and clean around roof domes.		JIG
6.	**Plumbing Fixtures**	Fixtures appear original to building. Water Closets are wall hung with manual flush valves, 1.6 gallons per flush.	2	ES	S	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Plumbing Fixtures**	Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with either two handle faucets, hot & cold metering faucets, or single temperature metering faucets.	2	ES	S	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG
8.	**Plumbing Fixtures**	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	2	ES	S	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG
9.	**Plumbing Fixtures**	Drinking fountains range from single non-chilled type to hi-low chilled type. Some of the units are non-functioning.	2	ES	S	Provide accessible fixtures in all public spaces.		JIG
10.	**Plumbing Fixtures**	Mop sinks are floor mounted. Mop faucets are equipped with vacuum breakers.	1	ES	S	Provide new hot water service from main water heaters to all mop sink basins.		JIG
11.	**Plumbing Fixtures**	Various mop sinks are equipped with point of use electric water heaters located above basin.	2	ES	S	Provide new hot water service from main water heaters to all mop sink basins.		JIG
12.	**Plumbing Fixtures**	Classrooms and Teachers Lounge Sinks are stainless steel, single & double compartment type.	2	ES	L	Provide accessible fixtures.		JIG

DRAFT

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
13.	**Plumbing Fixtures**	Kitchen Fixtures are in good condition. Three bowl pot sink is piped to in-floor grease interceptor.	2	ES	N/A	Could not tell the last time it was serviced. Recommend cleaning unit and checking if interceptor is of appropriate size.		JIG
14.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen equipment, and HVAC units. Piping is black steel with welded and threaded joints depending on pipe size.	3	ES	N/A	System appears to be in working order.		JIG
	MECHANICAL							
1.	**Heating Plant**	The heating plant consists of (2) hot water Cleaver Brooks gas fired water tube boilers at 3,350 MBH input capacity. Breeching is constructed of a double wall positive pressure system that is common vented and exits the building vertically through the roof. There is one non-insulated vertical expansion tank for hot water expansion, (2) base mounted end suction pumps of the Taco manufacture at 380 GPM with a 15 HP motor, one pump has had its motor replaced while the other is still original. Combustion air is provided by one ducted louver which has a damper. Unit heaters are utilized within the mechanical room for spacial heating requirements.	2	ES	S	Its recommended that maintainance be provided on the boilers as corrosion is appearing on the shell of the boiler which could indicate issues with leaking. Pump motors should be replaced with inverted duty motors for variable frequency drives applications, this would increase energy savings during low demand. The expansion tank should be insulated to prevent heat loss. Combustion air louver should be verified for code compliance as it appears to be to small for the current boiler capacity.	 	LV

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WANG SCHOOL

Condition Legend	Age Factor	Action Priority
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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	There is no dedicated cooling plant for the building. Central air handling units associated with the Auditorium, Café and Admin offices are provided with split direct expansion cooling coils and roof mounted outdoor air cooled condensers. Several unit ventilators are provided with split direct expansion cooling coils and roof mounted outdoor air cooled condensers. These unit ventilators are associated with the computer rooms, specific classrooms and IT rooms. Majority of the roof mounted air cooled condensers associated with the unit ventilators are not operational. Within the Media center, window air conditioners are utilized for cooling. These units appear to run continuous and are wasting energy.	1	ES	S	It is recommended that the condensers associated with the unit ventilators are replaced. The condensers associated with the air handling units are approaching their servicable life and should be replaced, at a minimum service should be provided to ensure the condenser coils are free of any debris, refrigerant circuits are fully charged and compressors are properly lubed. Considerations should be made to providing a direct expansion cooling coil and condenser for the Media Center air handler.	 	LV
3.	**Air Handling Unit Systems**	There are a total of (4) heating and ventilation units located within roof mounted penthouses, with the exception of HV-4 which is located in the mechancial room. These units provide tempered ventilation air to both floors of the A, B & C Wings of the school. Each air handling unit is provided with a supply fan, filter section, hot water coil and a duct mounted return air fan. The supply fan motor for HV-3 is burnt out and is not operational. There are also (2) air conditioning units, AC-1 & 2 which are also located in the roof mounted penthouses. These units provide heating, ventilation and air conditioning for the Auditorium, Cafe, and Admin offices located on the first floor. They are provided with a supply fan, filter section, hot water coil and a direct expansion cooling coil. These units are all still functioning however, they do appear to be reaching the end of their servicable life. All tempered air associated with these air handling units are distributed to the Classrooms, Auditorium, Cafe, Admin area, and Corridors through the use of galvinized sheet metal ductwork. the tempered air terminates within the spaces at the ceiling utilizing multivane diffusers and louvered return grilles. Majority of the these supply and return grilles where dusty and dirty which indicates the requirement for filter changing.	2	ES	S	It is recommended that the supply fan motor on HV-3 be replaced immediately. Also, it would appear that these air handling units have reached more than half their life and considerations should be made to replacing them. At a minimum service should be provided to ensure that coils are free of any debris, fan motors, and shafts are lubricated yearly, filters replaced quarterly, and belts replaced yearly.	  	LV

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	Classrooms and Computer rooms are tempered with wall mounted unit ventilators. The units are equipped with outside air connections, hot water coils, supply fans and filters. Some units are equipped with refrigerant coils and are associated with roof mounted condenser units. Also within the classrooms is wall mounted fintube radiation, this is utilized for supplemental heating during the winter season. Some rooms had the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters and fin tube radiation is utilized as the main heat source. Several unit ventilators where internally checked and the hot water piping within the cabinet did not have any insulation installed.	2	ES	S	It is recommended that the filters be replaced quarterly and the shafts and motor bearing lubricated yearly. Also piping insulation should be installed on the hot water piping within the unit ventilator cabinets.	 	LV
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition.	2	ES	L	They are approximately through 70% of their life expectancy and should be replaced as needed. Motor bearings and shafts should be lubricated as well as belt replacement on a yearly basis.		LV
6.	**Piping System**	Hot water piping system appears to be Schedule 40 black steel. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiber glass insulation is utilized on the piping system however, it appears to be lacking in many areas and should be replaced where soiled, missing, or damaged insulation is currently installed.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required.		LV

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E. FP/P/H/E

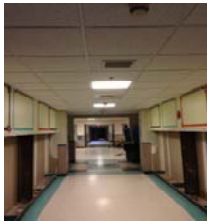
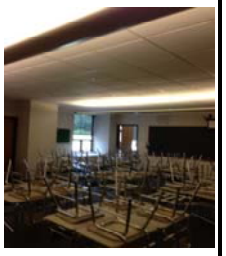
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system of the Powers manufacture which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located in the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficient. Currently there is a control company, Ameresco, performing upgrades to the existing system. The service contract is providing new Siemens direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are however, it was noted that not every classroom had new digital thermostat sensors and equipment components were not provided with electronic modulating control valves or actuators. Also there is no central building management workstation at the school, all data is reported to the city's main central computer where it is monitored by city personnel. Larger spaces such as the Cafe, Auditorium, and Gym were provided with new DDC temperature sensors which communicate with the new DDC system. Several classrooms were provided with these same sensors as well.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, energy consumption meters to help determine where energy can be safed, sensors to allow troubleshooting features which would help determine the real problem with an existing or new system.	  	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1000 amp, 277/480 volt, 3 phase, 4 wire and is in fair condition. The equipment is manufactured by Westinghouse Power-line-C. The main circuit breaker is a 1200A frame and 1000A trip SPB1000. The Switch board also contains a built in Digital Electrical meter.	2	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining. The atmosphere that the equipment is in will reduce its life expectancy. The Main Electric Room is very damp; rust is beginning to form on much of the equipment		DMP
2.	**Distribution System**	The feeders and subpanels are in good condion. There is no TVSS installed on any of the sub-panels. Electrical sub-panels are typically installed in dedicated electrical rooms.	2	ES	L	Installation of TVSS equipment on panels serving computer loads would be recommended. Life of the distribution system is same as service equipment. Electric rooms are being used as storage rooms we would recommend removal of the stored items as it poses a saftey issue.		DMP

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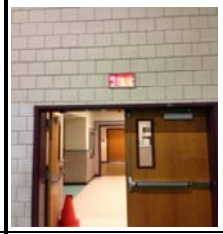
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc. In general, quantity of receptacles is adequate and in fair condition.	3	ES	N/A	No repair is necessary. The custodial staff did not express any concerns on the number or operation/condition of the branch circuits and electrical devices.		DMP
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condion. Classrooms consist of pendant indirect fixtures with a 2 lamp cross section, Corridors and Offices consist of 2x2 and 2x4 (9) acrylic lensed troffers and 6 inch recessed fluorescent down lights. The gymnasium contains new 6 lamp T5HO high bays with integral occupancy sensors and wire guards. The Auditorium contains indirect cove lighting with dimmable downlights controlled by a theatrical dimming system manufactured by Electronics Diversified Theatrical Lighting. Lighting control for the remainder of the building consists of occupancy sensors in classrooms and offices, line voltage local key switches for common areas and time clocks for exterior site lighting.	2	ES	L	The lighting is in good condition and light levels appear adequate. The custodial staff did not have any comments on the lighting fixtures. The theatrical dimming system is in poor condition and is obselete.	 	DMP
5.	**Exterior Lighting**	Exterior lighitng consists of pole mounted shoe box fixtures with metal halide lamping.	2	OB	S	It is recommended that the fixtures be replaced with LED type.		DMP

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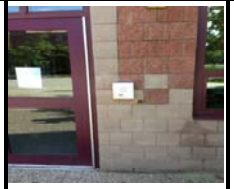
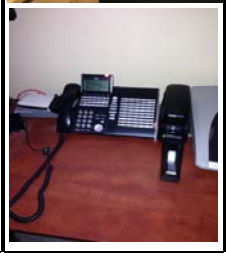
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	An Interior Generac 100KW, 125KVA model 90A04271-5 generator serves both emergency and optional standby loads. The generator's prime mover is natural gas driven. It has 289 hours on the engine, it is in good condition.	3	ES	L	The generator has been well maintained, however the life expectancy may be reduced based on the atmoshpere in which it is located. The emergency generator room is very damp and rust is starting to appear on the equipment. The emergency distribution does not comply with current codes. The life safety and optional stand-by loads are required to be separated.	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is fed from the emergency generator.	3	ES	L	System is in good working order, however some exit signs have been damaged in the gym because no wire guards were installed. Damaged exit signs in the gym should be replaced and wire guards provided on all exit signs in the gym.		CGD
8.	**Life Safety (Fire Alarm)**	The fire alarm system was code compliant when installed. The main control panel is a FCI 7200	1	OB	I	The custodian reported that the panel is usually in trouble. The system was in trouble at the time of the visit. . The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		CGD

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with a black and white monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.	 	CGD
10.	**Communication / Clock System**	The paging, intercom, and clock system are functioning properly. The system is manufactured by TOA. An NEC telephone system is present and appears to be in good working order.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	DMP

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11.	**Data Systems**	The data system is in good condition. Wiring is Cat 6 however they are terminated on Cat5E patch panels. Interactive whiteboards with short throw projectors have been installed in some classrooms.	2	ES	L	The system appears to be well maintained. No issues reported from custodial staff. The Cat 5e patch panels should be replaced with Cat 6 patch panels to maintain the integrety of category 6 data transmission speeds. There were a number of damaged data outlets that should be repaired.	 	DMP

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19 Bartlett Community Partnership School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Sloped site with baseball fields, basketball courts and other play areas maintained by the parks and recreation department.
- Parent and student drop-off / pick-up area on side parking lot by service areas and at PK-K classroom wing.
- Paved play areas are located by the Kindergarten wing and the interior courtyard.
- (6) Buses drop-off /pick-up at the main entrance to building along Wannalancit.
- No site signage, traffic signage. Parking striping is non-existing; stripe entire area.
- Staff parking along access road behind school with overflow parking at service area.
- Lighting appears in good to fair condition with re-lamping required
- Building perimeter access to emergency vehicles limited to flat site sections.

Surfaces and Features:

- Site walls, guardrails, concrete stairs at building entrance stairs in very poor condition.
- Chain link fence in generally good condition.
- Concrete and bituminous paving surfaces are in poor condition in many locations and should be repaired and/or replaced.
- No issues with drainage.
- Landscape maintained front of school. Overgrown landscape at conc. stairs to fields.
- Flagpole in good condition.

Building Exterior

Exterior Wall and Canopies:

- Brick cladding and stonework needs repointing and graffiti cleaning.
- Exterior aluminum hopper windows appear to be in fair to good condition; damaged hardware; numerous plastic glazing and hazed glazing should be replaced throughout. Numerous missing screens
- HM exterior frames, doors and hardware in a few locations require repairs.

Roof:

- Ballasted roof over the 1950 building appears in good condition. Associated flashings/

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Summary Narrative

copings appear in good condition with minor repairs required.
- Rubber membrane roof installed during the 1993 renovations - roof leaks some areas. Assoc. flashings/copings appear in good condition w/ minor repairs reqd.
- Brick masonry chimney fair to poor cond. Signs of stress fractures & efflorescence.
- Access ladders require paint.
- Remedial work on original sloped skylight appeared in fair to poor condition. No leak appears present but quality of daylight has been affected.

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Sagging and damaged ACT systems throughout; tiles should be replaces; condensation and/or roof leaks above ceilings require repair.
- VCT floors are cracked in many areas and lifting of floor including stairs and where building settlement has occurred.
- Original classrooms: Original wood panel and wood built-in in poor condition requiring replacement; Carpet in poor condition. Carpet replacement to take place 2013 with VCT except at the main office, media center and 2 tier classrooms. ACT appears in good condition. TB boards and Chalk boards in good to fair condition. Pull down shades scheduled to be replaced.
- Café and Gym spaces: Finishes are in generally good condition. Gym equipment in good working condition. Stage curtains require replacement.
- Bathrooms in 1950 building: All finishes are in poor to fairs condition. Bathrooms should be gutted and completely renovated. Staff bathrooms are non-accessible with poor finishes – should be gutted and reconfigured
- Building Organization: Difficult to navigate at the lower levels. Half stairs leading to many connecting corridors and half stairs.
- Some exit signage of a “temporary” quality.
- It appears there is no separation between storm water and waste water systems. Under extreme weather conditions, storm water comes up through toilets.
- Non code compliant interior room signage in 1950 building

Openings:

- Doors, frames & hardware good to fair condition requiring some repair alignment and hold open issues. Repaint interior door frames, wood frames need refinishing.

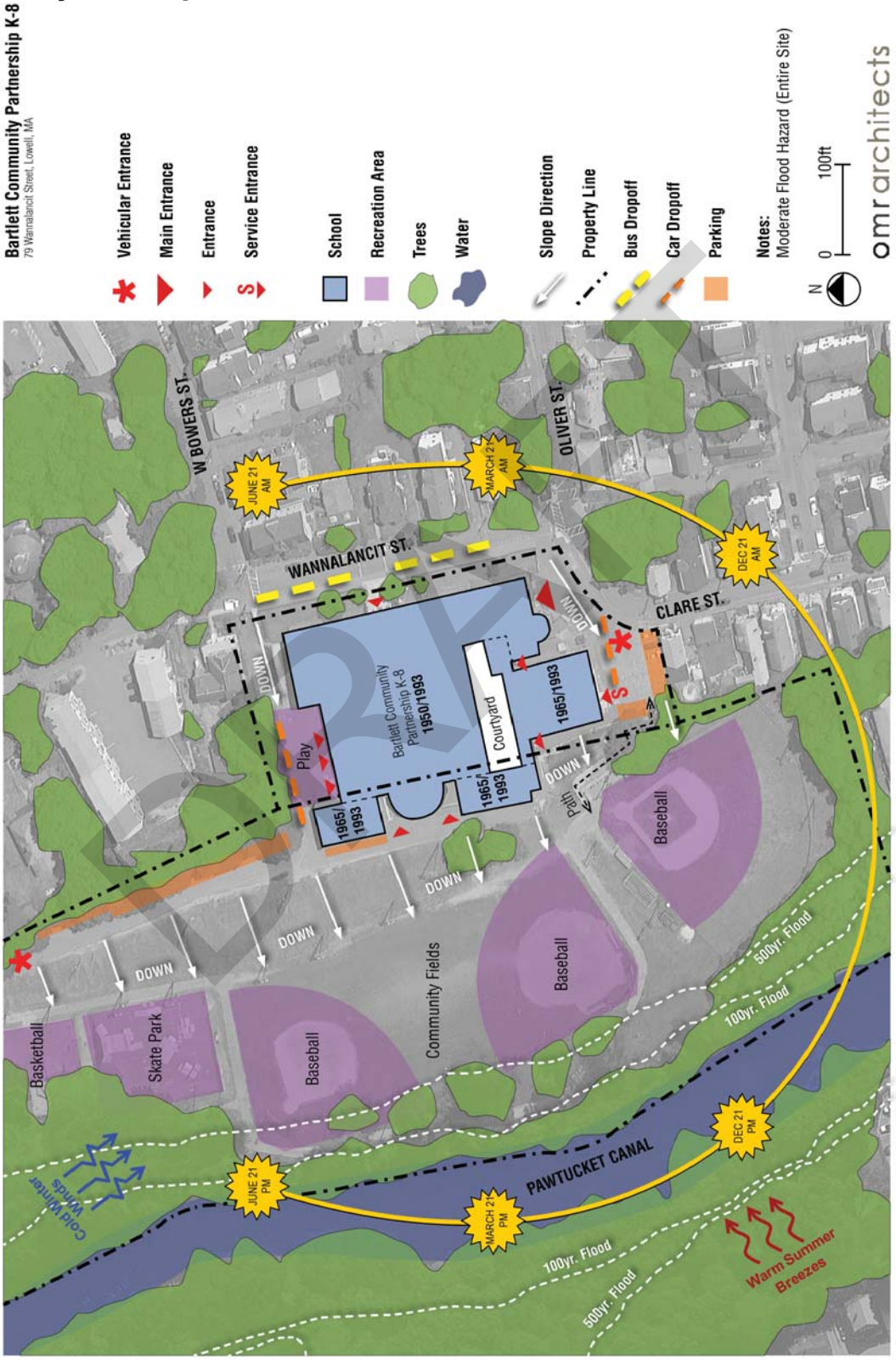
Vertical Circulation:

- Elevator in good condition; 2 chair lifts, 1 in working condition and 1 is inoperable located at the cafetorium stage.
- Stairs: building many non-complying code issues – nosings, guards, handrails, extensions, handrail profiles.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Main entrance with well proportional fenestration and materials. Stone veneer requires cleaning.



Interior courtyard space w/ overgrown vegetation and paving that requires repair.



Staff parking along access road behind school. No site signage, traffic signage and no parking stripping.



Stair access from Wannalancit street to lower level PK-K and playing field is non-code compliant.



The walls, guardrails & concrete stairs at building entrances are, in general, poor condition.



Remedial work on original sloped skylight appeared in fair to poor condition. No leak appears present but quality of daylight has been affected

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Photographs

Rubber membrane roof installed during the 1987 renovations - roof leaks in some areas. Associated flashings/ copings appear to be in good condition with minor repairs required.





Parent and student drop-off / pick-up area on side parking lot by service areas. Bituminous paving surfaces and guardrail are in poor condition.

Exterior aluminum hopper windows appear to be in fair to good condition; damaged hardware; numerous plastic carbonate glazing sheathing should be replaced throughout. Numerous missing screens.





Brick masonry chimney in fair to poor condition. There are signs of stress fractures and efflorescent.

Bathrooms in 1950 building: All finishes are in poor to fair condition. Bathrooms should be gutted and completely renovated

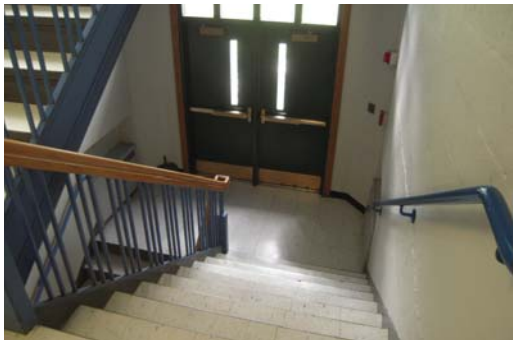




Building Organization: Difficult to navigate at the lower levels. Half stairs leading to many connecting corridors and half stairs

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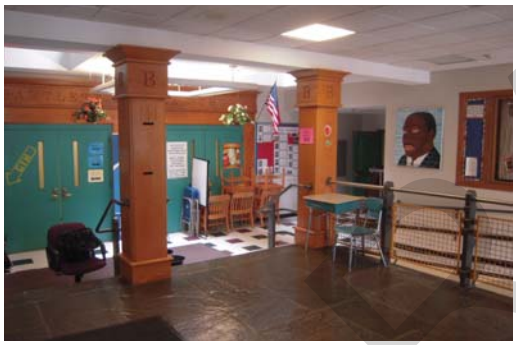
Photographs



Many of the building stairs have non-complying code issues with nosings, guards, handrails, extensions, and handrail profiles.



Sagging and damaged ACT systems throughout. Condensation and/or roof leaks above ceilings require repair.



Main Entry Lobby renovated in 1987 is open with lots of natural daylight and in overall great condition.



Typical classroom in 1950 building: Original wood panel, wood built-in and carpet flooring in poor condition requiring replacement.



Gymnasium finishes and equipment generally are in good condition.



Typical corridor with single tier metal lockers and finishes in good condition.

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General Building Information

SCHOOL NAME	**Bartlett Community Partnership**
SCHOOL ADDRESS	79 Wannalancit Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK through 8
NUMBER OF STUDENTS	514 (2012-13 school year)
NUMBER OF STAFF	65 (2012-13 school year)
ORIGINAL CONSTRUCTION	1950
DATE OF ADDITIONS	1965 (Renovated 1993)

General Site Information

TOTAL SITE AREA	**78,430 sf**
SITE AREA FOR BUILDINGS	39,498
SITE AREA FOR PAVING	30,060
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	8,872
ZONING DESIGNATION	TSF - Traditional Neighborhood Single Family
NEIGHBORHOOD	The Acre

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building - 1950	Type 2C (per cons. Docs.)	E	approx. 95,500	3 stories + basement	yes
Addition - 1965	Type 2C (per cons. Docs.)	E	incl. in above	incl. in above	yes

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: Bartlett Community Partnership

DATE OF REVIEW: 07-01 and 07-02-2013
REVIEWED BY: RA AND DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main student entrance at 1st floor south side - is also service entrance. Primary staff entrance lower floor west side. Formal entrance (generally unused) 2nd floor east side. Additional entrances at lower floor south side. Entries typically have poured-in-place concrete steps w/ ptd. steel handrails or flush conc. paving in fair to good condition. Minor conc. chipping @ some step nosings. Egress stair door at 2nd floor north - exterior conc. landing and supporting foundation walls significantly spalled and deteriorated creating unsafe condition. Refer also to structural system report re: north area.	Repair concrete at north egress door - will require re-installation of guard rails. Repair conc. nosings & monitor others for excessive wear. Consider replacing guard/handrails w/ non-ladder effect design.	0, 2-3	ES	I	150 sf landing area & 22 lf found. wall @ 5'0" avg. ht.	
	- Connection to accessible route and accessibility	At formal entry east, north-most dr. flush w/ grade & connects to interior ramp. Staff entry west has an exterior poured-in-place conc. ramp, but handrails not code compliant - not all are continuous w/o interruption.	Provide code compliant hand/guardrail at west ramp.	-	-	S	30 lf hand-grdrail.	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff parking located to west/northwest opposite skate park & fields outside of school property. Visitor & overflow lot at south & accessible parking at west using bituminous asphalt in poor to failed condition - cracked & broken up.	Replace all bituminous asphalt paving at south side of school site.	0-1	ES	S	12,000 sf	
	- Curbing Materials and Wheel Stops	Curbing along apshalt paving at south and west is straight granite in good condition. No wheelstops.	No action required.	3	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	Seven (7) spaces marked at south lot. Off-site lot has 32 spaces marked. Sizes typically 9'x18'. Three (3) accessbile parking spaces delineated adjacent to bldg. west side at 10'x20.	No action required.	-	-	-	-	
	- Parking striping	Striping is faded. No delineated access aisles at accessible spaces.	Restripe parking lines and add acess aisle markings. School has requested loading dock area to be striped as non-parking to allow delivery truck access.	1	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	None.	Provide signage for the provided accessible parking spaces per MAAB regulations. One space to be marked for van accessibility.	-	-	S	signage for 3 spaces	Under maint. budget.

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Busses park and discharge along the west side of Wannalancit St. Limited car drop-off along paved areas at school south.	No action required.	-	-	-	-	
	- Car and Bus Separations	No separated routes.	Lowell Public Schools review drop-off configurations.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	None on school site.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	Building perimeter walks are bituminous asphalt (typically shared w/ vehicular access) in fair condition near end of useful life. Concrete site stairs & walkway at bldg. north good condition. Conc. site stairs at bldg. southwest are fair - lower flight steps shifted & separating. Conc. site stairs, bit. walks and stone & conc. retaining walls for path from south lot to community playing fields fair to poor - stone wall mortar failing & integrity weakening, conc. walls have breakage at fence posts, overgrown vegetation & organic debris along path. Minor graffiti and failing paint on walls. Ptd. steel handrail and guardrails this path are fair - worn paint w/ minor corrosion.	Replace bit. asphalt west side. Replace conc. site stair lower flight at southwest. At path to community fields - cut back vegetation & remove debris, repair stone ret. wall, repair conc. ret. wall at fence posts, remove graffiti & prep & paint conc.walls. Prep and paint all hand and guardrail sections.	1-3	ES	S	7000 sf paving, concrete stair - 100 sf, stone wall = 200 sf	
	- Curb Cuts and Detectable Warning Strips	Curb cuts within city sidewalks appear to be non-compliant with MAAB regulations. No detectable warning strips.	If future building renovations trigger accessibility requirements, provide compliant city sidewalk curbcuts w/ warning strips to meet MAAB.	-	-	-	-	Costs under renovation estimate
	- Pedestrian Ramp Locations and Materials	See entry under building entrances.	See entry under building entrances.	-	-	-	-	
5.	**Fire Department Access**							

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	- Locations	Fire department vehicles park on Wannalancit Street in fire lane. Knox Box located at Wannalancit St./formal entrance. Building perimeter accessible from east, west (partial), north (partial) and south sides.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Shares bitum. paved area at buiding south. Concrete apron at west-side gargage poor condition and sloping towards interior.	Replace concrete apron paving and provide trench drain.	1	ES	S	30 sf apron & 10 lf drain	
	- Loading Dock or Leveler	Loading dock at kitchen receiving at south in fair condition. Conc. foundation walls spalling. Guardrails not code compliant for height or sphere. Dock bumpers good, but securing steel angles corroding & staining concrete. Joint seal missing between dock stair and bldg. Refer also to structural system report.	Repair conc. found. wall spalling, provide code compliant guard rails, prep & paint bumper angles and provide compressible filler at stair to bldg.	2	ES	S	wall 150 sf	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size and one (1) smaller recyling bin at building south near kitchen. No trash compactor.	No action required.	-	-	-	-	
	- Protective Bollards	No bollards. However, guard rail near dumpsters at top of slope to east is damaged w/ bent section.	Repair/replace guardrail section.	2	ES	S	10 lf of guardrail	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Parks & Recreation facilities for baseball, basketball and skate park adjacent to school site to west.	No action required.	-	-	-	-	
	- Accessible route to fields	No accessible routes to P&R fields from school site exterior. Fields appear accessible from pathways connecting to Pawtucket St.	No action required.	-	-	-	-	
	- Playgrounds	PreK play area is paved lot at bldg. north w/ bit. Bit. aspahlt paving in fair cond. near end of useful life, minimal play markings that are faded, single segment vehicle gate in good condition and stone retaining walls at north and east sides in fair condition - wall crumbling at interface to bldg.	Replace bit. asphalt, restripe/mark play area graphics. School reports stone wall repaired Sept. 2013.	1-2	ES	S	bitum. 7,000 sf	
	- Storage Sheds	None	No action required.	-	-	-	-	
8.	**Fencing**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Fencing is galvanized steel or vinyl-coated chain link - sections at east along Wannalancit, gas meter enclosure & cafetorium entry in good condition. Fence at west site stair areas fair w/ some bent posts and rail separation.	Repair west side fencing.	2-3	ES	S	15 lf fence	
9.	**Site Topography**							
	- Characteristics	Hilly, with pronounced grade change from high east to lower west. Site stairs required at north to navigate topo.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Landscaping at bldg. east along Wannalancit - lawn is fair w/ substantial weeds & trees are good, although some brances almost in contact w/ bldg. Vegetation at bldg. west is overgrown as noted under Pedestrian Circulation. Trees at east light density and appear to be oak & Japanese Maple.	Trim trees at east, treat lawn for weeds and cut back vegetation at west. Consider re-seeding lawn w/ drought-resistant grass.	2-3	-	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Exterior courtyard adjacent to cafetorium north w/ exterior dining tables. Bit. asphalt fair to poor & poured conc. paving good condition. No accessible route to courtyard - doors all have elevated landings. Shrubs along south side overgrown. Student flower garden north side good. Water hose being supplied through open window at Boys' Locker area - no hose bibb this area.	Replace bit. asphalt w/ poured concrete, trim plantings at south, provide hose bibb. If future building renovations trigger accessibility requirements, provide site ramp or sloping walkway.	2-3	-	L	Total courtyard area 4,200 sf	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Building-mounted fixtures provided along perimeter & courtyard. Some fixtures have damaged/crazed or missing lenses. See entry under the electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	No site furniture. One loose trash can at formal entry east in good cond.	Provide fixed, vandal-resistant trash container.	3	ES	L	one container	
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	One (1) free-standing pole and two (2) building-mounted poles (not used) all at east and in good condition.	No action required.	-	-	-	-	
16.	**Site Drainage**							
	- Ponding	None reported or observed.	No action required.	-	-	-	-	
	- Catch Basins	Several located around bldg. perimeter & in courtyard. Some locations were clogged w/ organic debris. No integrity concerns visible at grade level.	Keep catch basins clean of organic debris. No action required relative to observable portions of structures at grade level.	3-at grade	ES	-	-	Under maint. budget.
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Presence	None provided for east lawn. Fields to west (City Parks) noted as having system but non-functional.	Repair of system at discretion of City Parks.	-	-	-	-	-
18.	**Other Observations**							
	Possible Combined Storm Water & Sewer System	Significant water backup observed at Room 5 PreK classroom toilet during heavy rain event and rooms flooded. Could indicate storm water & sanitary system are combined.	Conduct additional investigation to verify if systems combined and possible remedies.	TBD	-	I	-	Under maint. budget.

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Veneer brick walls with some areas of exposed conc. foundation walls (some parged), kitchen south wall has synthetic stucco, east entry area has smooth, cut limestone and limestone cornice between 2nd & 3rd floors. Materials generally in good condition. Areas of conc. foundations fair w/ minor holes, cracks & worn paint. Stucco wall fair w/ patchwork paint. Limestone and stone materials heavily soiled. Structural clay tile chimney enclosure exhibiting minor efflorescence and signs of stress fractures, some mortar loss and soiling. Brick-clad vents (four locations) at upper roof of 1950's portion - some signs of minor efflorescence, stress factures and mortar failure. Granite caps at these vents appear in good condition.	Patch conc. found. wall damage & repaint. Prep & paint stucco wall. Chemically clean soiled limestone & stone cornice at formal entry - 100% of surface area. Investigate chimney to verify no water intrusion, repoint upper 50% of area and chemically clean 100% chimney area. Investigate brick-clad vents to verify no water intrusion, repoint 75% of brick area.	2-3	ES	S	stone & limestone = 320 sf , chimney 250 sf clean and 125 sf repoint	
2.	**Windows**							
	- Frame Materials	Painted 2-1/4" deep aluminum framed window system, installed under 1993 renovations in fair to good condition. Typical opening has opaque transom panel, fixed sash in middle and operable sash at bottom. Transom window at kitchen south wall, at east side brick return is missing alum. jamb trim closure and brick cavity is exposed. Alum. curtainwall glazing system used at southwest and northwest stairs in fair condition w/ outer polycarb panels badly scratched and hazy & some panels missing. Patterned glass block panels into Gym & north stair in good condition.	At kitchen, provide jamb closure and sealants at brick cavity. At stair curtainwall, replace all polycarbonate panels. No action required for typical windows.	1, 2-3	ES	S	2 lf jamb closure & 440 sf plycarb	Provide jamb closure under maint. budget.
	- Glazing Type and Color	5/8" insulating glass w/ 3/8" polycarbonate outer pane, clear. Some polycarbonate lites graffiti damaged, many are hazy.	Replace damaged and hazed polycarbonate lites. Refer to line item above	2	ES	S	see abv.	
	- Operable sash type and sash hardware	Typical is hopper sash w/ finished steel latch handles in fair condition. Some windows have broken hardware. Custodian reports some windows modified in order to increase range of allowed opening.	Repair/replace damaged latches and repair modified windows to restore original opening limitations.	2	ES	S	Allow for 50% of openings at 125 units	
	- Storm Windows and Insect Screens	Outboard alum. framed insect screens - many damaged or missing, typically at near grade levels. Some louver openings near grade have steel mesh security screens in fair condition w/ some corroded & some missing locks.	Repair/replace missing or damaged insect screens. Prep & paint louver security grilles & provide locks to secure.	1-2	ES	S	Allow for 30% of win. scrns. at 75 units. 40 sf secur. scrns.	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Sills	Exterior sills either sloped brick (1950) or aluminum sill (1993) in good condition. Interior plastic laminate sills - several locations delaminated w/ missing laminate.	Repair/replace failed plastic laminate sills.	1,3	ES	S	100 lf	
	- Shades or Blinds	Pull-down or chain-drive shades at most openings in fair condition w/ soiling and some non-functioning units. Custodian reported replacement units going to chain-drive.	Routine clean all shades. Repair or replace non-functioning locations.	2	ES	S	Allow 10% opngs. at 25 units	
3.	**Entrance Systems**							
	- Door and Frame Materials	Painted steel doors within ptd. hollow metal frames. Some locations have polycarb. transoms and/or are located within larger H.M. frame w/ divided sidelights w/ insulating glass & polycarb. outer panes. Materials and finish generally in good condition. Some corrosion at bottom of stops and bottom of removable astragal bars at double doors.	Investigate to verify extent of frame corrosion and replace frames & astragal bars as required. Recommend use of non-corrosive winter chemicals.	2-3	ES	S	Allow 25% of ext. drs. at 10 units	
	- Glazing Type and Color	Single-pane polycarbonate lites within entry doors and at sidelights. Polycarbonate in fair condition w/ minor scratching.	No action required.	2-3	ES	-	-	
	- Door widths & clearances	Doors are typically 3'-0" wide, double leafs w/ some having asymmetrical 3'-0" & 1'-10" leafs. No opening clearance concerns observed.	No action required.	-	-	-	-	
	- Entry door hardware	Finished plated metal hardware, lever handles, exit devices and continuous hinges are in fair to good condition. Courtyard door exit device hardware is exposed to weather - no negative effect observed.	No action required.	2-3	ES	-	-	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Painted, flush steel doors within ptd. hollow metal frames, typ. Some w/ solid or polycarb. transom panels. Materials and finish generally in good condition. Dr. #12 & frame have significant corrosion at bottom. Dr. #13 door bottom, astragal bar & threshold corroded w/ hardware & wood frame in poor cond.	Replace Dr. #12 and frame. Replace door, astragal bar & threshold and replace wood frame with metal at location #13.	1, 3	ES	S	two 3'x7' doors w/ frames	

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B. Building Exterior

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	- Door widths & clearances	Doors are typically 3'-0" wide. No opening clearance concerns observed.	No action required.	-	-	-	-	
	- Door hardware	Finished plated metal hardware, lever handles, exit devices and continuous hinges are in fair to good condition.	No action required.	2-3	ES	-	-	
	- Overhead or Coiling Doors	Sectional overhead door #7 at west-facing garage in fair condition. Lower section is corroded, numerous dents and paint wearing. Wood jamb trim is rotting and cracked w/ worn paint.	Replace lower overhead door panel and jamb and head trim. Prep & paint door.	2	ES	S	door is 9' wide x 7' high	Under maint. budget.
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Shallow aluminum soffits at bottom of some roof edges in good condition. Generally no other fascia or trim.	No action required.	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants at exterior wall openings throughout and between limestone roof coping sections are at end of useful life and beginning to fail.	Replace sealants.	1	OB	S	8500 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat roof system using both EPDM and ballasted roofing. Ballasted roof over the gymnasium installed in 2008. Ballasted roof over the 3 story original 1950 building appears to be of the same age as the gymnasium roof and appears in overall good condition. EPDM roof age undetermined, it appears reaching its life span durability.	Replace in the near future the EPDM membrance roof.	2-3	ES	S	EPDM replace at 26,500 sf	
	- Roof edges and copings	Roof edge at 1950 portions are original limestone coping w/ added alum. roof edge. Roof edge at 1965 portions are alum. roof edge. Roof edges at chimneys & brick vents... Brick vents poor? Melting bituminous material seen at some roof edge locations?	Further investigation required to determine the causes for melting material at roof edges.	2-3	ES	S	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Walkway pads	EPDM walkway pads are in overall good to fair condition. Many have curled and have peeled off the roof.	Replace as part of roof replacement.	2-3	ES	S	see abv.	
8.	**Skylights**							
	- Type (unit or glazed)	Aluminum, glazed skylights, barrel vault form, over glass block apertures within plane of roof assembly. Remedial work on original sloped skylight appeared in fair to poor condition. No leak appears present but quality of daylight has been affected. School notes skylight adjacent to Computer Room is leaking.	Consider removing the glassblock to improve quality of daylight. Repair leaking skylight near Computer Room.	2-3	ES	I	-	Under maint. budget.
	- Glazing Type	It appears to be insulating clear polycarbonate glazing material. Polycarbonate appears hazed and unclear.	Replace glazing with new polycarbonate.	2-3	ES	S	185 sf glazing	
	- Curbs	Asphaltic curb material appears in good condition	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Alum. roof scupper boxes & downspouts from upper roofs to lower roofs good condition. Custodial staff added alum. gutter & downspout above Dr. #13 which is good condition.	No action required.	3	ES	-	-	
	- Splash block or tied to storm drainage	No splash blocks for roof to roof downspouts. Dr. #13 downspout discharging into aperture opening in bit. asphalt.	Verify stormwater is not infiltrating through foundation near Dr. #13.	-	-	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Painted steel metal roof ladders connecting lower roofs to upper roofs in overall good condition	No action required.	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	Small poured conc. retaining wall and areaway structure located along east side, w/ alum. areaway grating in good condition.	No action required.	3	ES	-	-	
	- Drainage	Drainage is channeled to conc. slab area between ext. wall & retaining wall. Areaway interior had debris & plants.	Remove debris and plants from areaway and keep clear to maintain positive drainage.	2	-	S	-	Under maint. budget.
12.	**Decorative Items or Features**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Types and Locations	Limestone scroll brackets at bldg.-mtd. flagpoles at east entry good condition, but soiled.	Chemically clean brackets.	2	ES	S	two @ 4 sf each	
13.	**Other Observations**							
		Metal panels within punched openings at upper area of stage could be for smoke evacuation - panel at north side appears secured shut on exterior face. Ptd. steel picket security roof fences are in good condition.	If stage area panels are for smoke evac., verify all panels operational. No action required for roof fence.	2,3	ES	I	4'x5' metal panel	Under maint. budget.

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Door # and Room # references based on BeSafe plan designations.

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Entries at lower level - VCT flooring , brick or plaster walls and scored 2x4 ACT ceilings all in good condition. Recessed entrance mats at courtyard & north stair entrances in good cond. Entries at 2nd- VCT flooring, painted CMU walls and ACT ceiling all in good condition. Main entrance lobby- sealed concrete floors or VCT, painted GWB walls and 2x4 ACT all in good condition. 1st floor corridor - VCT flooring, painted CMU walls. scored 2x4 ACT ceilings is stained in a couple locations.	After addressing source of water leaks, replace stained ACT tiles.	3	3	3	3	ES	-	-	Minor ACT replacement under maint. budget.
2.	**Corridors**										
R	- Finish Materials	At lower level, VCT flooring, brick, plaster or CMU walls and scored 2x4 ACT in good condition. At the 1st , 2nd and 3rd floor: VCT flooring, painted GWB walls and brick and 2x2 ACT ceilings all in good condition with the exception of the VCT flooring cracking at the junction of the 1964 additions to the existing 1950 building	Lower level - no action required. Replace damaged VCT flooring at the junctions of the 1950 to the 1964 additions.	2-3	3	3	3	ES	S	20 sf	
	- Lockers	Lower level lockers located outside classroom #1 - half are not used as kindergarten cubbies secured to them. Lockers appeared in good condition. 1st, 2nd & 3rd floors single tier metal lockers appear in overall good condition.	No action required.	3	3	3	3	ES	-	-	
	- Transoms & Borrowed Lights	Painted HM borrowed lights and side lights appear in overall good condition. No transoms	No action required.	-	-	-	-	-	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical room doors swing into rooms and are unrated without closers with the exception of the music room where doors with closer and exit devices swing into corridor	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Typical in-corridor doors are labeled 3/4 hour-rated, with closers and either integrated electric hold-opens or floor-mounted type and swing in direction of nearest exterior egress.	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Lower level corridor separation assemblies appear to be one-hour rated. Corridor wall construction apparently not fire-rated. 2nd & 3rd floor corridors separation assemblies appear to be one-hour rated. Corridor wall construction apparently not fire-rated. 1st floor corridors separation assemblies appear to be one-hour rated. Corridor wall construction apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Lower level - no fountains observed. 1st floor surface mounted low/high recessed drinking fountains and 2nd floor recessed drinking fountain appears to be code compliant	No action required.	-	-	-	-	-	-	-	
3.	**Building Signage**										

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL				
	- Materials	Lower level typical room signage using combination of adhered paper room number & paper in vinyl sleeves for names - both in good condition. Room numbers taped above doors and door glass.	Recommend installing professionally made, permanent room signs that comply with ADA requirements. If future building renovations trigger accessibility requirements, signage required.	-	-	-	-	-	-	-	
	- Code Required	Not Code compliant.	See above.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Signage throughout building does not meet ADA regulations for lettering, braille, contrast and mounting heights.	If future building renovations trigger accessibility requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	In the 1964 additions: Steel frame stairs, VCT flooring , brick wall and 2x2 ACT ceiling all in good condition. 1950 building: VCT flooring damaged edges in a few locations, painted CMU walls and 2x4 act ceiling. Stairs at intermediated levels: exposed concrete treads and risers and/or VCT floor finishes	Replace damaged VCT at stairs in the 1950 building.	2-3	3	3	3	ES	L	50 sf	
	- Treads & Risers (uniformity, nosings)	No projections at stair nosings. Stair risers are uniform in height.	No action required.	-	-	-	-	-	-	-	
	- Guardrails (height, sphere)	Guardrail height at 32" at landings and at stair runs not code compliant. Guardrail sphere exceeds 4" opening and does not meet current ADA and MAAB regulations.	Provide code compliant guardrail.	-	-	-	2	ES	S	allow 15 flights	
	- Handrails (height, extensions, section)	All handrails are 1-1/2 in diameter and 34" in height. Handrails not present on open side of stair not meeting current ADA and MAAB regulations.	Provide code compliant handrails.	-	-	-	2	ES	S	incl. in above	
	- Landing Clearances	Appear code compliant.	No action required.	-	-	-	-	-	-	-	
	- Minimum Headroom	Appear code compliant.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Presence of Storage Beneath	No presence of storage beneath the stairs.	No action required.	-	-	-	-	-	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-10"x4'-10" - (3) stops. 2,500lbs - 120 ft/minute. VCT floor and P.lam walls and ceiling in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Chairlift Finish Materials, Platform Size, Clearances	Chair lift at cafetorium stage - Dept. of Public Safety sign posted noting lift is in dangerous condition - "Car runs with doors open". Lift platform was filled with trash & debris and control wiring was exposed for service. Chairlift is ptd. steel in fair condition. Chair lift at gymnasium stage and music rooms appear in working condition	Cafetorium lift - repair chair lift as required to pass elevator inspection.	-	-	-	0	ES	I	1 lift	Allowance - extent of repair unknown.
6.	**Interior Doors & Sidelights**										
	- Materials	Typical door opening has painted HM frame w/ solid core wood veneer door (flush or with vision panels), many w/ kick plates. Rated doors and mech. room area doors typically ptd. steel (flush or w/ wire glass vision panels). Some rated doors are wood veneer. HM sidelights present at some rooms & corridors w/ wire glass at rated openings. A few wood frames & flush wood doors in some spaces in fair condition w/ worn finish. HM door and sidelight frame paint is typically worn throughout. Wood and steel door finish is fair to good.	Repaint all door and sidelight frames. Refinish wood frame and wood door instances.	-	-	-	2	ES	S	allow 15% of wood dr. opngs. = 30 doors	Repainting of doors & frames under maint. budget.
	- Door hardware	Typical lever locksets, hinges & kick plates in brass finish in good condition. Small percentage of doors (both rated & non-rated) have non-functional hardware - typically broken or mis-aligned closers and strike-bolt sets. Some electric hold-opens replaced w/ floor-mounted tombstone type using exposed conduit - possible trip hazard & cleaning impediment. HM frame door silencers typically missing or crushed.	Repair or replace inoperable hardware. Provide all new silencers throughout. Recommend replacing flr. mtd. hold-opens.	-	-	-	2	ES	S	Allow 20% of metal dr. opngs. = 11 doors. 200 drs. for silencers	Wood dr. hardware repair in # abv.
	- Door widths & clearances	Door widths and clearances generally code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Some bathroom and locker room area doors have marble thresholds at code compliant height and in good condition.	No action required.	-	-	-	3	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
7.	**Kindergarten Classrooms**	Notes address two (2) K and three (3) PreK classrooms.									
	- Finish Materials	VCT flooring & resilient base is fair to good w/ soiling, GWB and CMU partitions are fair to good w/ worn paint, 2x2 and 2x4 ACT fair to good. (Rm. #'s 6 & 7 currently have broadloom carpet in poor condition - custodian reported these areas getting new VCT during summer 2013.) Rm. #1 has pronounced VCT & floor slab shear crack running whole width east-west w/ failed flooring this area. Rm. #3 exposed steel column worn paint.	Routine clean VCT and base. Prep & paint walls. At Rm. #1, investigate cause of slab crack & possible repair of slab and VCT. Repaint column at Rm. #3.	1-2	2	3	2	ES	S	-	Cleaning under maint. budget.
	- Casework	Rm. #3 wood veneer base and wall cabinets and plastic laminate countertops in good condition. Rm. #6 recessed storage cabinets in fair condition - door finish worn & need operation adjustment & shelves bowing. Room #7 storage cabinets fair - worn paint & pulls & not closable. Cubbies located in corridors in good condition.	Rm. #6 - repair/adjust doors, refinish cabinets and replace bowing shelves. Rm. #7 - replace pulls, provide latches/ locksets & repaint.	-	-	-	2	ES	S	55 LF	
	- Visual Display Surfaces	Marker boards, tack boards & synthetic chalk boards all in good condition. Marker boards have some image buildup.	Routine clean marker boards.	-	-	-	3	-	-	-	Under maint. budget.
	- Sinks	No separate sinks in classrooms.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Fixture types vary & include 2x4 surface-mounted, 2x4 recessed and direct-indirect pendants. Rm. #3 has one missing pendant fixture. Refer also to electrical system report.	Rm. #3 - replace pendant fixture. See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	Under maint. budget.
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Rm. #1, #3 and #5 baths - VCT floor & res. base, GWB and CMU walls, and GWB soffits and 2x2 ACT ceiling all in good condition. Rm. #6 and #7 baths - CT floor, base and walls in good condition. 2x2 ACT in fair cond. w/ staining around exhaust duct grilles.	Determine source of ACT staining & replace affected ACT tiles to match exist.	3	3	2	2	ES	S	20 sf ACT	Under maint. budget.
	- Plumbing Fixtures	Appear to be in good condition. Refer also to plumbing system report.	No action required.	-	-	-	see plumb. report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Appear to be in good condition.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Accessories	Appear to be in good condition.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Rm. #1, #3 and #5 baths - non-compliant w/ MAAB - no grab bars at toilet, mirrors set too high, no insulated sink piping. Rm. #6 and #7 baths - baths were designed as accessible adult bathrooms & grab bar, sink, toilet & dispenser heights not compliant w/ MAAB for children. Tlt. paper dispenser exceeds allowable height for adults also. Sink pipe insulation incomplete.	Provide MAAB code compliant elements at required heights & sink piping insulation.	-	-	-	-	-	S	-	Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	Carpet flooring (broadloom) is worn, stained and in poor condition with VCT base. Painted flat trim at doors is overall fair w/ minor damage & finish wear. Plaster walls fair - some areas have failed paint, staining. 2x4 ACT ceilings with minor tile sagging.	Replace carpet with VCT. (School noted carpeting replaced w/ VCT August 2013 - extent of replacement unknown - LPS to verify.) Prep & refinish wood base. Prep flat trim and refinish. Repair, prep & paint plaster walls. After addressing source of water leaks, replace entire ACT ceiling w/ humidity-resistant tiles.	1	2-3	2	2	ES	S	8,500 sf carpet & 8,500 sf ACT	(LPS to verify extent of cpt. replaced) Base, trim & wall prep. & painting under maint. budget
	- Casework	Built-in wood wall cabinets/shallow storage closets are in fair condition - wood finish worn. Missing/broken swinging wood doors. Hardware fair to good. Latches/knobs non-accessible.	Refinish wood cabinets. Replace broken or missing glass panels. Rebuild wall mounted shelves. Replace latches w/ compliant hardware.	-	-	-	2	ES	S	250 lf	
	- Visual Display Surfaces	Paper covered tack boards installed over existing chalkboards are fair w/ some edge damage. Wood chalk board trays finish worn.	Replace damaged homasote tack boards with fabric or cork tack boards. Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L	180 lf chalk trays	Tack boards under maint. Budget.
	- Sinks	Typical classrooms have no sink. First grade classroom #3 has a sink base cabinet and sink in poor condition and is non-accessible.	If future building renovations trigger accessibility requirements, provide accessible sink and sink base. Refer to plumbing system report.	-	-	-	1	OB	-	-	Costs under renovation estimate
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	Projection screens. Smart board in 1st grade classroom	No action required.	-	-	-	-	-	-	-	
10.	**Science Classrooms**										
	- Finish Materials	VCT flooring, plaster wall and 2X4 ACT. All finishes appear in good condition	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Built-in wood wall cabinets/shallow storage closets are in good condition	No action required.	-	-	-	-	-	-	-	
	- Lab Benches	Solid surface top and wood veneer benches. Few lock hardware are broken.	Replace damaged hardware.	-	-	-	2-3	-	L	-	Under maint. budget.
	- Emergency Shower and Eyewash	None	No action required.	-	-	-	-	-	-	-	
	- Fume Hoods	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Gas Service & Emergency Shutoffs	Observed but unable to confirm function	No action required.	-	-	-	-	-	-	-	
	- Non-Potable Water Service	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Marker boards, tack boards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	Ceiling-mounted projector and projection screen	No action required.	-	-	-	-	-	-	-	
11.	**Art Classrooms**										
	- Finish Materials	VCT flooring, plaster wall and 2X4 ACT. All finishes appear in good condition	No action required.	-	-	-	-	-	-	-	
	- Casework	Built-in wood wall cabinets/shallow storage closets are in good condition	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Marker boards, tack boards in good condition.	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Sinks	Code compliant with proper clearances around the sink. See GGD report.	No action required.	-	-	-	3	ES	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	- Kilns	None	No action required.	-	-	-	-	-	-	-	
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**										
13.	**SPED Classrooms**										
	- Finish Materials	At lower level PreK & K SPED classroom #4 - VCT is fair w/soiling, GWB & CMU partitions are fair to good w/ worn paint, 2x4 ACT is fair w/ minor tile sag & staining. 3rd floor - Carpet flooring (broadloom) is worn, stained and in poor condition with VCT base. Painted flat trim at doors is overall fair w/ minor damage & finish wear. Plaster walls in good condition. 2x4 ACT ceilings with minor tile sagging.	Routine clean VCT. Prep & paint walls. Replace 3rd floor carpet w/ VCT. Determine source of ACT staining & replace entire ACT ceiling w/ humidity-resistant tiles.	2	2	2	2	ES	S	690 sf carpet replace & 1662 ACT replace	Wall prep. & painting under maint. budget
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Kitchen & Laundry Appliances	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Recessed 2x4 with eggcrate diffuser w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	Ceiling-mounted speaker has been taped over, possibly to reduce volume for auditory-sensitive students.	Review whether speaker output can be adjusted through system and tape can be removed.	-	-	-	2	ES	L	-	Under maint. budget.
14.	**SPED OT/PT**										
	- Finish Materials	VCT flooring in good condition, resilient base is fair w/ soiling, CMU and GWB partitions fair w/ worn paint - CMU at north wall has several points of spalling w/ rust staining, 2x4 ACT is fair to good w/ minor tile sag.	Investigate CMU deterioration at north & repair spalling. Prep & paint walls. Routine clean base.	3	2	2	2	ES	S	150 sf CMU wall area repair	Wall prep. & painting under maint. budget
	- Casework	Veneer plywood open storage base cabinets w/ plastic laminate top along south wall in fair condition w/ soiling.	Routine clean.	-	-	-	2	ES	-	-	
	- Visual Display Surfaces	Tack boards and synthetic chalk board in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Apparatus	Present apparatus was all free-standing.	No action required.	-	-	-	-	-	-	-	
	- Overhead Supports	None visible.	No action required.	-	-	-	-	-	-	-	
	- Divider Curtains	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
15.	**SPED Tutorials**	No dedicated SPED tutorial spaces. See SPED classrooms.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms - see general purpose classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria, Gymnasium and Stage.									
18.	**Performing Arts - Stage**	There are two (2) stages - one at the cafetorium and one at the gymnasium.									

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Cafetorium stage - finished wood strip flooring in fair condition w/ worn finish, resilient base in good condition, CMU partitions in good condition, exposed steel roof deck finish in good condition. Probable water leak stain at west/stage rear partition. ACT tile fascia adjacent to stage opening - several tiles have fallen inwards. Stage stair at front - same finish matl. & condition. Stage stair at rear - same matl. but finish in poor condition & ptd. stl. guard & handrails have worn paint. Gymnasium stage - finished wood strip flooring with resilient base in good condition, painted CMU walls and ptd. stl. guard & handrails have worn paint	Cafetorium - refinish wood flooring at stage & stairs. Prep & paint stl. guard/handrails. Verify no active water leak at stage rear & clean stain/repaint CMU wall. Reset ACT tiles at fascia. Cafetorium - Prep & paint stl. guard/handrails.	2	3	2-3	2	ES	S	area of wood floor 700 sf	Wall & railing prep. & painting under maint. budget.
	- Acoustical Treatments	Cafetorium stage - none. Gymnasium - None	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	Cafetorium stage - limited to one row of spot lights on track. Appears in good condition but operation not confirmed. Gymnasium - limited to row of spot lights on track and appear in good working condition.	No action required.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	Cafetorium stage - only curtain present is fire-retardant proscenium curtain in failed to poor condition - curtain has been cut and torn and is not intact & north side curtain pull-line pulley no longer attached at floor. Gymnasium - Pull type stage curtain hung from fixed, chain hung rigging. Backstage curtains fixed positioned hung from fixed, chain hung rigging.	Cafetorium - replace proscenium curtain and repair pull-line pulley.	-	-	-	0	ES	I	32' wide x 10' high opng. & one pulley	
	- Rigging	Cafetorium stage - none. Gymnasium - None	No action required.	-	-	-	-	-	-	-	
	- Stage Accessibility	Cafetorium stage - access provided by chair lift to south of stage. Non-functional - see entry under Elevators & Lifts section. Stage stair at front - east side is open w/ no guardrail. Gymnasium - access provided by chair lift. It appears in working condition. (2) Stage stairs at sides - north and south sides w/ guardrail.	See entry under Elevators & Lifts section.	-	-	-	see Elev. & Lifts	see Elev. & Lifts	see Elev. & Lifts	see Elev. & Lifts	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Stepped carpet flooring, remainder of room is VCT with VCT base. Painted CMU wall and 2x2 SCT ceiling. All finishes in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Casework	Wood veneer with solid surface in good condition	No action required.	-	-	-	3	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Visual Display Surfaces	Aluminum framed tack boards and chalk board in good condition	No action required.	-	-	-	3	-	-	-	
	- Sinks	Code compliant with proper clearances.	No action required.	-	-	-	3	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-	-	
	- Practice Rooms	None	No action required.	-	-	-	-	-	-	-	
20.	**Media Center**										
	- Finish Materials	Carpeting flooring and scored 2x4 Act ceiling. Painted CMU/GWB walls w/ vinyl base. Finishes appear in god condition	No action required.	3	3	3	3	ES	-	-	
	- Stacks	Wood veneer with Plam top surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Circulation Desk	Wood veneer with plastic laminate working surfaces are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	Staff office adjacent to the media center.	No action required.	-	-	-	3	ES	-	-	
	- Light Fixture Types and Layout	1x4 direct/direct pendant mounted w/ occupancy sensor. Refer also to electrical system report.	No action required.	-	-	-	-	-	-	-	
21.	**Gymnasium**										

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3 - Good - Functional & Maintained		
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Door # and Room # references based on BeSafe plan designations.

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Gymnasium - stripped finished wood strip flooring resilient base, painted CMU walls and 2x2 ACT. Finishes appear in good condition	No action required.	3	3	3	3	ES	-		
	- Wall Pads	Continuous six-foot high wall pads located only on the east side the gym. Small pads located on stage wall. All appear in good condition.	No action required.				3	ES	-		
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Drinking Fountains	(1) Recessed drinking fountain appears be mounted too high. Non -code compliant	No action required.	-	-	-	-	-	-		
	- Backstops	(2) main glass basketball backboards and (4) side court solid backboards	No action required.				3	ES	-		
	- Scoreboard & Time Clocks	None	No action required.	-	-	-	-	-	-		
	- Bleachers	Plastic 7-tier pull out bleachers are in good condition and appear to meet current ADA requirements.	No action required.	-	-	-	-	-	-		
	- Dividing Curtains	Operable partition appears in working condition	No action required.	-	-	-	-	-	-		
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-		
	- Climbing Ropes	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	2x2 recessed light fixtures	No action required.	-	-	-	-	-	-		
	- Audio-Visual Systems & Assistive Listening	Sounds system consisting of 4 wall mounted speakers appear in working condition	No action required.	-	-	-	-	-	-		
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	Note - locker rooms appear to not be in use at this time and are being used for storage & other program.									

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Boys & Girls - VCT, res. base, GWB & CMU walls, plaster ceiling all in fair to good condition. Walls & ceiling have worn paint. Boys - GWB column enclosures poor w/ minor damage & worn paint.	Girls & Boys - prep & paint walls & clg. Boys - repair col. enclosures & paint.	3	2	2	2	ES	L		Under maint. budget.
	- Lockers	Boys & Girls - 10"w X 12"d X 6'-0" high single-tier metal lockers, sloped tops in back-to-back array in good condition. End cap panels worn. Boys - section of 20 lockers and all wood benches have been removed.	Boys & Girls - refinish end caps. Boys - replace missing lockers and wood benches.	-	-	-	2	ES	L	20 lockers	End caps under maint. budget.
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
25.	**Locker Area Bathrooms**	Note - locker room bathrooms appear to not be in use at this time and are being used for storage.									
	- Finish Materials	Girls - mosaic tile flooring and base, CT, CMU, SGFT & plaster walls, plaster ceiling all in fair to good condition. Minor areas of missing mosaic near tlt. partitions. Areas of patched mosaic don't match original color. SGFT partial-height wall missing units in top row. Boys - CT flooring, base & walls, CMU walls, plaster clg. all fair to good. Minor clg. staining in shower area.	Girls - Replace mosaic floor & SGFT partition. Boys - prep & paint plaster ceiling.	2	2-3	2-3	2	ES	L	mosaic-10 sf and SGFT-5 sf	Prep. & paint plaster under maint. budget.
	- Toilet Partitions	Girls - marble partitions in poor condition, w/ missing panels & stall doors and some panels replaced by ptd. plywood. Boys - plastic laminate partitions in fair condition.	Girls - replace all partitions w/ phenolic. Boys - replace partitions w/ phenolic as part of overall upgrade.	-	-	-	1-2	OB	S	(6) stalls and (3) urinal scrns.	
	- Plumbing Fixtures	Appear to be in good condition. Girls - sink bracket paint failing w/ some corrosion. Refer also to plumbing system report. Boys - one urinal has missing flush valve.	Girls - Prep & paint sink brackets. Boys - replace urinal flush valve.	-	-	-	see plumb. report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Showers (gang, stalls)	Girls - individual stalls w/ mosaic tile flr. & curb, marble partitions, wd. changing benches & vinyl curtains in fair to good condition. Marble soiled w/ minor graffiti. Accessible showers have CT walls in good cond. Boys - gang showers w/ CT floor, base & walls in good condition.	Girls - chemically clean marble partitions. Boys - no action required.	3	2	-	2	ES	L	(9) stalls @ 36 sf each = 324 sf	
	- Mirrors	Girls - stainless stl. framed mirrors fair to good w/ two mirrors heavily scratched. Boys - appear to be in good condition.	Girls - replace two mirrors. Boys - no action required.	-	-	-	2	ES	S	(2) 24"x30" mirrors	
	- Accessories	Girls & Boys - appear to be in good condition. Soap dispensers have been removed.	Girls & Boys - replace soap dispensers.	-	-	-	2	ES	S	6 soap disp.	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Girls - accessible stall toilet too close to adjacent wall & tlt. paper dispenser exceeds allowable height. Grab bars have minor corrosion. 3 out of 4 sinks don't have pipe insulation. Acc. shower missing flexible shower spray unit. Boys - accessible stall tlt. paper dispenser exceeds allowable height. No sink pipe insulation.	Girls - adjust toilet location per MAAB requirements. Remove grab bar corrosion. Boys & Girls - locate tlt. paper disp. per MAAB requirements & provide sink piping insulation.	-	-	-	2	-	S	1 tlt. Location, 2 grab bars, 2 t.p. disp., 8 sinks	Under maint. budget.
26.	**Cafeteria**										
	- Finish Materials	VCT flooring in fair to good condition w/ several chipped and cracked tiles in field, along wall & near exterior door at south, GWB partitions fair w/ minor damage at east wall & worn paint, 2x4 ACT (scored 2x2) in fair to good condition w/ minor tile sag. Exposed steel lally columns w/ worn paint.	Repair VCT flooring. Repair GWB damage, prep & paint. Prep & paint columns.	2	2	2-3	2	ES	S	-	Under maint. budget.
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards at east wall in good condition.	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Previously installed drinking fountain has been removed from southwest corner area. (School noted that replacement fountain was installed August 2013.)	No action required.	-	-	-	4	N	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 surface-mounted fixtures. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
27.	**Kitchen & Servery**										
	- Finish Materials	Epoxy flooring in fair condition w/ minor cracking, integral epoxy base in good condition, CMU partitions in fair condition w/ worn paint, SGFT at south/ext. wall good condition. Ceiling has areas of ptd. stl. roof deck in fair to poor condition w/ worn paint & areas of corrosion, GWB soffit in fair to good condition & ACT clg. in poor condition w/ yellowed/corroded grid & stained tile.	Fill floor cracks & patch epoxy. Prep & paint CMU walls. Prep & paint stl. roof deck. Replace ACT ceiling & grid w/ hygienic/scrubbable tile.	2	2	1-2	2	ES	S	allow 50% epoxy flr. area at 430 sf & 150 sf ACT	Prep. & paint walls & deck under maint. budget.
	- Overhead or Counter Doors	Stainless steel counter door in good condition. Typically unused given dish machine no longer used.	No action required.	-	-	-	-	-	-	-	

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Door # and Room # references based on BeSafe plan designations.

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Serving Line Circulation Pattern	Inflow through center set of double doors and outflow through single doors to either side of inflow. No concern reported.	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	Equipment appears in good condition. No operation observed.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Teacher workroom - Painted GWB and CMU walls w/ vinyl base is in good condition. Carpet flooring appears and ACT ceilings appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and chalk boards in good condition	No action required.	-	-	-	3	ES	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 direct surface mounted w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	- Audio-Visual & Interactive Systems	Projection screen	No action required.	-	-	-	3	ES	-	-	
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**										
	- Finish Materials	VCT flooring, 2x2 ACT ceilings and painted CMU walls w/ vinyl base. All finishes appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	Wood veneer casework with plastic laminate working surfaces all in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Wood framed tackboards in good condition.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	Code compliant with proper front approach to sink	No action required.	-	-	-	3	ES	-	-	
	- Light Fixture Types and Layout	2x4 recessed light fixtures. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	
	- Privacy Curtains	None	No action required.	-	-	-	-	-		-	
30.	**Admin. Office Area**										
	- Finish Materials	Carpet flooring, 2x2 ACT ceilings and painted CMU walls w/ vinyl base. All finishes appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	None observed	No action required.	-	-	-	-	-	-	-	
	- Reception/Waiting	Limited area in front of main reception desk	No action required.	-	-	-	-	-	-	-	
	- Conference	Conference room located adjacent to principal's office	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	Lower level psychology & counselor offices - VCT, res. Base, CMU and GWB partitions, 2x4 ACT all in good condition.	No action required.	-	-	-	-	-	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Carpet flooring (broadloom) is worn, stained and in poor condition with VCT base. Painted flat trim at doors is overall fair w/ minor damage & finish wear. Plaster walls fair - some areas have failed paint, staining. 2x4 ACT ceilings with minor tile sagging	Replace carpet with VCT. Prep & refinish wood base. Prep flat trim and refinish. Repair, prep & paint plaster walls. replace entire ACT ceiling w/ humidity-resistant tiles.	1	2-3	2	2	ES	S	VCT 1300 sf	Prep. & paint base, trim & walls under maint. budget.
	- Casework	Built-in wood wall cabinets/shallow storage closets are in fair condition - wood finish worn. Missing/broken swinging wood doors. Hardware fair to good. Latches/knobs non-accessible.	Refinish wood cabinets. Replace broken or missing glass panels. Rebuild wall mounted shelves. Replace latches w/ compliant hardware.	-	-	-	2	ES	S		Under maint. budget.
	- Visual Display Surfaces	Paper covered tack boards installed over existing chalkboards are fair w/ some edge damage. Wood chalk board trays finish worn.	Replace damaged homasote tack boards with fabric or cork tack boards. Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L		Under maint. budget.
33.	**Student Toilets**										
	- Finish Materials	3rd floor- Ceramic tile floor in fair to poor condition. Combination of ceramic tile wainscot, structural glazed facing tile and marble walls in good to fair condition. Plaster ceilings have peeling paint, cracking. 1st floor - ceramic tile flooring and wainscot in overall good condition. Plaster ceiling stained.	3rd floor: Replace ceramic tile flooring. Prep plaster walls and paint. 1st floor: Prep and paint plaster ceiling.	2	1	2	1	OB	S	500 sf ceramic tile flooring	Prep. & paint walls & clg. under maint. budget.
	- Toilet Partitions	3rd floor - Marble partitions, sections replaced with plywood. Overall in poor condition. 1st floor - Plastic laminated partitions delaminating.	Replace marble & plastic laminate partitions with phenolic partitions.	-	-	-	1	OB	S	(7) stalls and (5) urinal scrns.	
	- Plumbing Fixtures	See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Mirrors	3rd- Mirrors are in poor condition. 1st floor - mirrors appear in good condition.	3rd floor: Install new mirrors.	-	-	-	1	OB	S	(8) 24"x30" mirrors	
	- Accessories	Toilet paper, paper towel and soap dispensers in fair to good condition.	No action required.	-	-	-	2-3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	3rd floor -Bathrooms configuration appear accessible for clearances. Grab bars, accessories not accessible within required reach ranges. No accessible sinks. No accessible urinals in boys room. 1st floor - a few accessories are mounted too high.	Install referenced accessories and plumbing fixtures to meet accessibility requirements.	-	-	-	-	-	S	-	Accessories under maint. budget. Fixtures under plumb. Scope
34.	**Staff Toilets**										
	- Finish Materials	3rd floor-Overall room size small, antiquated and non accessible Ceramic tile floor in fair to poor condition. Combination of ceramic tile wainscot, structural glazed facing tile and marble walls in good to fair condition. Plaster ceilings . 1st floor - Overall room size small, antiquated and non accessible. Ceramic tile flooring and wainscott in overall good condition. Plaster ceiling.	Perform renovation of staff toilet rooms for accessibility.	2	3	3	3	OB	S	180 sf area	
	- Toilet Partitions (gang)	3rd floor - marble partition in good condition.	No action required. Cost estimate includes replacement w/ phenolic as part of bathroom renovations.	-	-	-	3	OB	-	part of overall reno.	
	- Plumbing Fixtures	See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Mirrors	1st & 3rd- Mirrors in good condition.	No action required. Cost estimate includes replacement as part of bathroom renovations.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper, paper towel and soap dispensers in fair to good condition.	No action required. Cost estimate includes replacement as part of bathroom renovations.	-	-	-	2-3	ES	-	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Bathrooms configuration is non-accessible for clearances, no grab bars, accessories not accessible within required reach ranges. No accessible sinks and toilet	Provide compliant grab bars and dispensers as part of bathroom renovations. Verify whether accessible toilet room clearances can be provided at current locations.	-	-	-	-	OB	S	part of overall reno.	
35.	**Storage**										
	- Finish Materials	Lower level general storage - poured-in-place concrete floor slab, columns, beams all in fair to good condition. Unfinished plywood ramp from Rm. #4 door in fair condition. 3rd floor - carpet floor, painted GWB walls and 2x2 act ceiling.	No action required.	3	3	3	3	ES	-	-	
	- Built-In Storage	Lower level general storage - none.	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Boiler room conc. slab fair w/ general staining & surface water present. CMU & conc. walls fair to good. Exposed structure clg. finish good.	Clean slab & seal.	2	3	3	2	ES	L	1480 sf for mech. areas	
	- Sinks	Utility sink appears to be in good condition. Refer also to plumbing system report.	No action required.	-	-	-	see plumb. report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc within mechanical areas.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Concrete pads fair w/ general staining.	Clean slab & seal.	-	-	-	2	ES	L	see entry for boiler rm. slab	
	- Other	Custodian reported sump pump to discharge ground water is needed.	Investigate to locate pump and discharge points.	-	-	-	1	-	L	-	
37.	**Controls**										
	- Height (accessibility)	Controls generally located within required MAAB reach ranges with possible exception of fire alarm pull stations, which at 54" high would be acceptable only for a side approach reach.	Review whether any pull stations at 54" are accessible only by forward reach, and if so, relocate pull station to max. height of 48".	-	-	-	-	-	S	-	Under maint. budget.
38.	**Other Spaces**										
	Custodial Office	Concrete slab paint in poor condition. CMU walls and plaster clg. in fair to good condition.	Prep & paint concrete floor slab.	2	3	3	2	ES	L	345 sf	
	Custodial Office Bathroom	Custodial office bathroom & shower in overall good condition.	No action required.	-	-	-	-	-	-	-	

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BARTLETT COMMUNITY PARTNERSHIP SCHOOL

Date of Review: Thursday, July 18, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Bartlett Community Partnership School (#25), located in The Acre neighborhood of Lowell, involved two major sections, with the original school completed in 1950, followed by a 1965 Addition (kitchen, Cafetorium, and two wings on the west side. A renovation in 1992 added an elevator. The facility, built on a steeply sloping site, is comprised of a series of one-, two-, three-, and four story building volumes, with a floor area of approximately 120,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1950. Age of Building: 63 years. Structural Engineer: Name not available. Structural Dwgs: Available - S2, S17 to S24 (April 14, 1949). Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction. **Addition Construction:** 1965. Age of Building: 48 years. Structural Engineer: David M. Berg & Associates, Inc. Structural Dwgs: Available - S1, S2 (January 16, 1964). Contractor: Name not available. Applicable Building Code: MA DPS - Structural Standards - Bldg. Regulations for Schoolhouses (1961)
3.	**Renovations:** 1993 - Building was re-dedicated on September 1, 1993. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S-1, S-2 (July 30, 1992). Contractor: Sciaba Construction Corp. Applicable Building Code: MA State Building Code - Fifth Edition (effective July 1, 1988)
4.	**Description of Structure:** The facility, built on a steeply sloping site in 1950 and 1965, is comprised of a series of one-, two-, three-, and four story building volumes, with a floor area of approximately 120,000 square feet. Primary structural components include the following: reinforced concrete - strip and spread footings, foundation walls, retaining walls, concrete slab on grade at Lower and First Floors, columns, beams, formed slabs, concrete fill on rib lath; unreinforced CMU walls; structural steel - wide flange and round columns, wide flange and HSS beams, trusses at Gym; open web and longspan steel joists; normalweight concrete on steel formdeck floor slabs; reinforced CMU at elevator; roof deck at Gym - pyrofill, with welded wire fabric, on sheetrock with bulb tees; and wide-rib steel roof deck. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction and Addition had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both exterior and interior unreinforced brick or CMU infill of bearing walls acting as shearwalls. Exterior cladding is typically brick veneer attached to CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Stair Landing and Loading at South Side of Building: The side of the walls show signs of cracking and spalling. Although a repair was evidently made previously, it does not appear to have been effective. An allowance covering an investigation and repair work of this condition should be included.			2	S
	b.	Stair Landing on North Side of Building: The top surface of the concrete landing has deteriorated along with the edge section which is meant to engage the railing posts securely. This condition has the potential of developing into a safety hazard and should be repaired. An allowance covering an investigation and repair work of this condition should be included.			1	I
	c.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			2	S

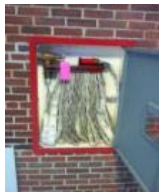
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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

BARTLETT SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is protected with an automatic sprinkler system. Building is supplied with a combined 6" fire and domestic water service. Service is controlled with an exterior post indicator valve, valve is supervised by the fire alarm system. Fire service is 6" in size. Service is protected by a 6" Febco double check valve assembly. Gymnasium is not sprinklered.	3	ES	L	Equipment is in good condition. Provide protection in gymnasium.	 	CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. Fire distribution main is 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size. Floors are controlled by dedicated sprinkler control assemblies.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire department connection is a Siamese type. Standpipes are provided in stairs. Fire hose cabinets are provided in the mechanical room, stage, and stairs.	3	ES	N/A	None.		CMG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Sprinklers**	Sprinklers are solder type heads. Sprinklers are recessed pendents in ceilings. Upright heads are provided in non-ceiling areas like storage areas and crawl space.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
	PLUMBING							
1.	**Cold Water System**	Building is supplied by a combined 6" fire and domestic water service. Domestic water service includes a meter and two reduced pressure backflow preventers installed in a parallel configuration. There is a reduced pressure backflow preventer for the boiler water make-up. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation. Some valves show signs of corrosion.	3	ES	L	Replace valves with corrosion to maintain working order.		CMG
2.	**Hot Water System**	Hot water for the building is generated by a gas fired Bryan boiler with a 1,500,000 BTUH input. There is 500 +/- gallon water storage tank. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated.	2	ES	S	Replace water heater with new high efficiency condensing heater.		CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is hub and spigot piping. Where piping has been modified during renovation it is cast iron with no-hub coupling joints aboveground. Smaller drainage piping is copper tubing. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	L	Clean debris from roof drain domes.		CMG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to the building. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with metering faucets. Drinking fountains are stainless steel surfaced mounted. Classroom sinks are single bowl stainless steel counter mounted with gooseneck faucet and bubbler. Mop sinks are cast enamel with trap standard. Mop faucets are equipped with vacuum breakers. Soap dispensers in mop closets are not equipped with code required backflow preventers. Science classroom sinks are resin type integral with counter top. Faucets are gooseneck with vacuum breakers. Locker room showers are surface mounted with handle valves. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not in use.	3	ES	L	Recommend installation of high efficientcy, low flow fixtures throughout the building. Provide backflow preventers at mop closet soap dispensers.	   	CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas supplies boilers, water heaters, kitchen equipment and Science classrooms. Piping is black steel with welded and threaded joints, depending on pipe size. Kitchen gas supply is not equipped with automatic gas shutoff valve interlocked with hood operation.	3	ES	S	System appears to be in working order. Provide dedicated gas supply from meter to emergency generator. Install automatic gas valve interlocked with kitchen hood.		CMG
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The heating plant consists of (2) hot water Cleaver Brooks gas fired water tube boilers, each at 6,280 MBH input capacity. One boiler has failed state inspection and is currently not operating or functional. Breeching is constructed of a galvinized sheet metal system that is common vented and exits the building through an existing masonry chimney. There is one non-insulated vertical expansion tank for hot water expansion. The hot water system is divided into three zones, each with (2) base mounted end suction pumps of the Taco manufacturer at 160 GPM with a 7.5 HP motor. For a total of (6) pumps, each with variable frequency drives of the Intellipass manufacturer. Combustion air is provided by one ducted louver which has a pneumatic damper. An indoor heating and ventilation unit located in the boiler room is utilized for heat and combustion air requirements as well. The system is provided with a compensated three way water mixing valve for energy savings however, it is unclear as to its functionality.	2	ES	S	It is recommended that maintainance be provided on the boilers as corrosion is appearing on the shell of the boiler which could indicate issues with leaking. The expansion tank should be insulated to prevent system heat loss. Combustion air louver should be verified for code compliance as it appears to be to small for the current boiler capacity. The non-functioning boiler should be inspected and serviced as required to provide back-up to the system in the event the operating boiler fails. Currently there is no redundancy in the system and potential freezing could occur if the functioning boiler fails. Overall consideration should be made to replace the entire boiler plant.	  	LV
2.	**Cooling Plant**	There is no cooling plant associated with this building. The only method of air conditioning is residential style window air conditioners.	2	ES	L	It is recommended that the existing air handling units within the building be provided with split direct expansion cooling systems associated with outdoor air cooled condensers.		LV

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	In 1992 a renovation was completed and (4) air handling units were installed. These units, (2) located high within the stage area of the Cafetorium and (2) located in the ceiling space of the Gym were part of that renovation. These units provide heating and ventilation air to their associated spaces. Each air handling unit is provided with a supply fan, filter section, hot water coil and a return air fan. All tempered air associated with these air handling units is distributed to the Cafetorium and Gym through the use of galvinized sheet metal ductwork. The tempered air terminates within the spaces at the ceiling utilizing multivane diffusers and louvered return grilles. Exhaust for the space is also located at the ceiling. Return air for the cafetorium is captured at vertical grilles located on the face of the stage. Majority of the these supply and return grilles where dusty and dirty which indicates the requirement for filter changing. One of the air handling units associated with the Gym has a hot water coil that is cracked, the coil has been isolated and the unit has not provided any heating for quite some time.	2	ES	S	It is recommended that the hot water coil associated with one of the gym units be replaced and put back online to ensure winter heating set points are achieved. Service should be provided to ensure that coils are free of any debris, fan motors, and shafts are lubricated yearly, filters replaced quarterly, and belts replaced yearly.	  	LV
4.	**Terminal Unit Systems**	In 1992 a renovation was completed and all the unit ventilators were replaced throughout the school. The classrooms and the Library are tempered with these wall and ceiling mounted unit ventilators. The units are equipped with outside air connections, hot water coils, supply fans and filters. Several unit ventilators where internally checked and the hot water piping within the cabinets did not have any insulation installed. The administration area has a concealed ceiling mounted unit ventilator for heating but also has a split direct expansion cooling system with an associated roof mounted condenser. Also within the classrooms is wall mounted fintube radiation, this is utilized for supplemental heating during the winter season. Some rooms had the fin tube located behind casework, these areas had inlet and outlet grilles on the cabinetry to allow airflow to pass over the radiation. In the main vestibule and within the stairwells, cabinet unit heaters and fin tube radiation is utilized as the main heat source. Toilet rooms were equipped with fin tube radiation and exhaust systems which communicated to roof mounted exhaust fans.	2	ES	N/A	It is recommended that the filters be replaced quarterly and the shafts and motor bearings lubricated yearly. Also piping insulation should be installed on the hot water piping within the unit ventilator cabinets.	  	LV

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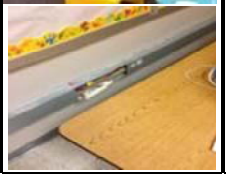
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition.	2	ES	L	They are approximately through 70% of their life expectancy and should be replaced as needed. Motor bearings and shafts should be lubricated as well as belt replacement on a yearly basis.	 	LV
6.	**Piping System**	Hot water piping system appears to be Schedule 40 black steel. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiberglass insulation is utilized on the piping system however, it appears to be lacking in many areas and should be replaced where soiled, missing, or damaged insulation is currently installed.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required.		LV
7.	**Automatic Temperature Controls**	Temperature controls for the building is through a pneumatic system of the Powers manufacturer which consists of several zones associated with equipment/areas and a day/night operation mode. There is a duplex air compressor tank with a refrigerant air dryer system located adjacent to the mechanical room which provides compressed air to multiple pneumatic valves and dampers. This pneumatic system is not functioning properly and causing uncomfortable temperature swings throughout the building. This type of control is antiquated and not very reliable or energy efficientcy. As many of the other schools within the city it appears that Ameresco has performed upgrades to the existing system. The service contract provided new Siemens direct digital controls in certain areas of the building. It is unknown at this time what the extent of the new controls are. It was noted that new digital thermostat sensors were not provided for every space and only selected area of the building were provided with these sensors. All existing equipment had pneumatic controls and were not provided with electronic modulating control valves or actuators. Also there is no central building management workstation at the school, all data is reported to a central location within the city through software of the Talon manufacturer.	1	ES	S	A complete new direct digital control system should be installed for all equipment throughout the building. This would include a new building management system with interactive graphics, building floor plans indicating the location of each piece of equipment, alarm indication, a web accessible program which can be viewed through typical internet browser, email indication of alarms and maintenance needs, building time schedule for occupied/unoccupied, energy consumption meters to help determine where energy usage can be minimized and sensors to provide troubleshooting features which would help determine the real problem with an existing or new system.	  	LV
	ELECTRICAL							

DRAFT

BARTLETT SCHOOL

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E. FP/P/H/E

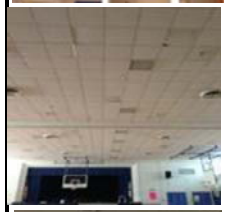
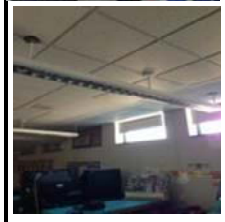
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 1600 amp, 120/208 volt, 3 phase, 4 wire. The equipment is manufactured by GE spectra series. The main switchboard consists of a , Main/CT, and a two distribution sections. The utility company meter is located indoors adjacent to the main switchgear.	3	ES	N/A	The equipment is at approximately half of life expectancy. 20 year life expectancy is remaining.		DMP
2.	**Distribution System**	The feeders and subpanels are in good condion. There is no TVSS equipment protecting any of the panels. The panels are located within dedicated electrical closets and in public spaces.	2	ES	L	Life of system is same as service equipment. Panels located in public spaces should have the covers locked. A transformer is located in the electric room adjacent to the computr lab. The room is not properly vented and is extremely hot.	 	DMP
3.	**Branch Circuits**	Branch circuit wiring consists of pipe and wire and MC cable both are in fair condition. The circuits are segregated by load type such as lighting, HVAC, Kitchen, receptacles, etc. Electrical receptacle quantity and locations are adequate. Surface raceway is installed in all rooms which contain receptacles. Some damaged surface raceway was noted. Receptacles in the kitchen area are not GFI type which is required by code.	2	ES	L	The system appears to be well maintained. No issues reported from the custodial staff. There are several areas where the surface raceway is damaged exposing conductors. Receptacles in the kitchen should be replaced with GFI type.	 	DMP

DRAFT

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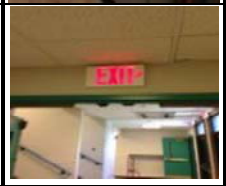
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4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condion. Lighting control consists of occupancy sensors in the classrooms and offices along with local line voltage siwtches, Common areas contain local line voltage key switches and exterior lights are contolled via time clocks.	3	ES	L	The system appears to be well maintained. No issues reported from custodial staff. The lighting in the gymnasium is not adequate and is not suitable for a gym. We recommend upgrading the gym lighting to six lamp T5HO fixtures with integral occupancy sensors and wire guards.	  	DMP
5.	**Exterior Lighting**	Building mounted Flood lights are mounted around the building this provides the lighting for both the egress paths and surrounding site.	2	OB	S	It is recommended that the fixtures be replaced with LED and dark sky compliant type.		DMP

DRAFT

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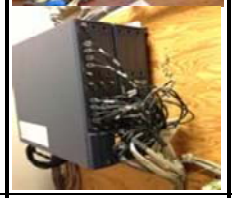
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Emergency Power**	A Generac 125KW generator model # 93A01430-s serves both Emergency and optional standby loads. The generator is in good condition. The prime mover fuel is diesel.	3	ES	L	The generator has been well maintained. The current emergency distribution does not comply with today's code as emergency life safety loads are required to be separated from optional stand-by loads.	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a Mircom FX-2000 and was repaird last year. Fire alarm pull stations are located at 54" A.F.F. which does not meet ADA guidelines for accessibility.	2	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access.		DMP

DRAFT

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10.	**Communication / Clock System**	The paging/intercom system are functioning properly. The head end equipment is located in the head end room. The clock system manufactured by National time and signal is operational. The Paging system is made up of Institutional Communication system IC-100 and TO 900 series mixer/amps MP-932 and is in fair condition. An NEC telephone system is present and is integrated to the paging system.	3	ES	N/A	The paging system appears to be well maintained. No issues reported from custodial staff.	  	DMP
11.	**Data Systems**	The data system consits of Cat6 data cable. Each classroom has 6 data and 1 phone. The system has recently been upgraded and is in good condition. There were some data outlets that were damaged. No interactive whiteboards or projectors were noted in the classrooms.	3	ES	L	The data system is about a year old and in good condition. No issues were reported from the custodial staff. We recommend that the damaged data outlets be replaced.	 	DMP

DRAFT

20 Joseph G. Pyne Arts Magnet School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Relatively flat site with minor slope towards the rear of building. Site surrounded by park trails and access baseball field maintained by the parks and recreation department. On site basketball court and playground equipment in good condition
- No separation between bus drop-off / pick-up, parent drop-off & parking; safety issue.
- One way traffic with student's access through main school entrance.
- Few parking spaces are unusable due to snow removal.
- Near full building perimeter access to emergency vehicles except for a small section near gymnasium.

Surfaces and Features:

- Concrete & bitum. paving surfaces good to fair cond. Some areas need minor repairs.
- Granite curbing is in good condition.
- Site drainage clogs up near basketball court.
- Landscape in general needs to be trimmed back significantly, especially near building.
- Lighting appears adequate. Lenses on building wall pack should be replaced.
- Chain link fence in good condition; Metal gates damaged requiring repaired.

Building Exterior

Exterior Wall and Canopies:

- Overall good condition: Reno and mostly new 2001
- Exterior Aluminum single hung windows in good condition. Many missing screens. Plastic glazing should be replaced. Hardware minor repair required for a few windows.
- Wood sills in good condition
- Gymnasium glass block damaged in some area requiring replacement.
- Curtain wall system in good condition. Minor leakage Stair #1 under driven rain
- Exterior HM frames and doors in good condition. Few doors and frames beginning to corrode. Hardware in generally good condition.
- Minor exterior door corrosion at bottoms
- Brick masonry and concrete masonry appears in good condition; clean moisture stains on brick masonry; adjacent overgrown brush/trees should be cut back and roof

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Summary Narrative

water diverters added
- Site lighting appears adequate. Lenses on building wall packs should be replaced. Some fixtures show signs of corrosion, especially at the main entrance.
- Steel framed structures at main entrances in good to fair condition & require painting.
- UV intake louvers have wide blade spacing without bird screen allowing birds' nests to take place.

Roof:
- Roof at renovated 1967 section in poor condition; many roof leaks throughout; repair is required. No roof access hatch.
- Flat roofs and associated flashings/copings at the 2001 building are in good condition. requiring repairs in some areas. Sloped metal roofs are in good condition.
- Wood sleeper supports at mechanical equipment in poor condition.
- Sloped metal roofs are in good condition.
- Snow guards damaged and/or removed by snow and ice & should be replaced.

Building Interior

Finishes:
- GWB wall paint in good condition- some selective repainting required.
- Ceramic tile wainscot and floor required repairs in a few locations
- Sagging and damaged ACT systems should be replaced in most locations – condensation and/or roof leaks above ceilings require repair in the renovated building.
- Carpet fair condition - replace. VCT good condition – replace damaged tiles.
- Lobby walls- evidence of cracks due mostly to building settlement; damaged tiles.
- Recessed entry mats in good condition
- Wood lam. casework & hardware needs minor repairs; does meet current ADA/MAAB.
- Toilet accessories appear not to meet current ADA/MAAB requirements
- Accessible lockers – poor latching mechanism
- Kitchen finishes are in good to excellent condition.

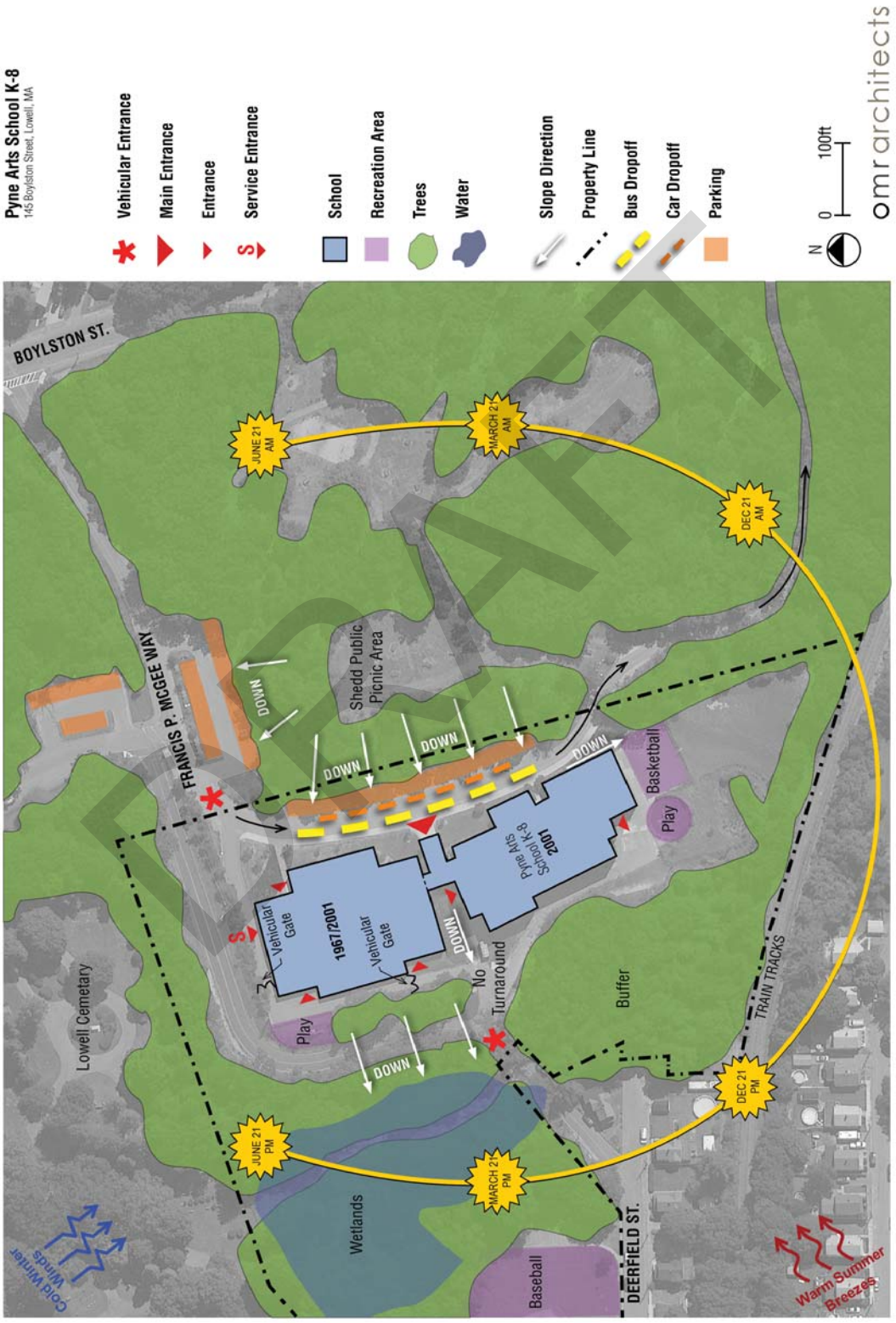
Openings:
- Interior doors and hardware are in good to fair condition. Lockets, hinges and other hardware require repair and/or replacement in some locations
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in some locations

Vertical Circulation:
- Elevator requires periodic repairs.
- Stairs guardrails appear to meet current building code requirements.
- Wheel vertical lift access to stage in cafetorium does meet current ADA/MAAB requirements.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of accessible main entrance. The underside of metal canopy painting in is poor condition and requires painting.



Unit ventilator louver type allows birds to nest between blades.



Exterior Aluminum single hung windows appear to be in good condition. Rear of building at lower level, many missing screens and polycarbonate glazing should be replaced with insulated units.



Overgrown landscape at rear of building should be trimmed back significantly to avoid moisture and humidity to building.



Damaged metal gates at rear of building requiring repair.



Overall building is in good condition with renovations in 1967 & 1999. School has competitive enrollment; is desirable with a long wait list.

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Photographs



One way traffic with no separation between bus drop-off / pick-up, parent drop-off and parking. Creates safety issues.



Playground equipment in good condition.



All snow guards have been damaged and/ or removed by snow and ice built up on the standing seam metal roof and should be replaced.



: Roof at 1967 renovation section in poor condition; many roof leaks throughout; repair/ replacement required. There is no roof access hatch.



: Main stair very open and with lots of natural light. Some glass seal failure is evident in the curtain wall system.



Stairs and guardrail system appears to meet current building code requirements.

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Photographs



Typical classrooms are generally in good condition.



View of typical corridor in the renovated building. Damaged ACT systems should be replaced in most locations. Condensation and/or roof leaks above ceilings require repair in the renovated building.



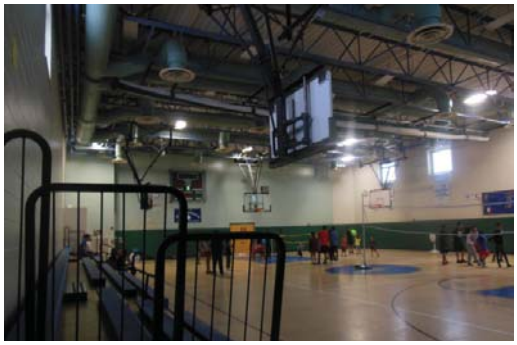
Exterior, vestibule storefronts and hardware are in good condition.



Magnetic hold open devices require repair and/ or replacement in some locations.

Accessible lockers with poor latching mechanism.





Synthetic athletic flooring in fair condition w/ heavy scuffing and some tears at slab edges at doors & column isolation joints.

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General Building Information

SCHOOL NAME	**Joseph G. Pyne Arts Magnet School**
SCHOOL ADDRESS	145 Boylston Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK through 8
NUMBER OF STUDENTS	497 (2012-13 school year)
NUMBER OF STAFF	55 (2012-13 school year)
ORIGINAL CONSTRUCTION	1967, renovated 2001
DATE OF ADDITIONS	2001

General Site Information

TOTAL SITE AREA	**585,882 sf**
SITE AREA FOR BUILDINGS	50,078
SITE AREA FOR PAVING	125,076
SITE AREA FOR PLAYFIELDS	89,022
SITE AREA FOR OPEN SPACE	321,706
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	South Lowell

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING		**APPARENT CONST. TYPE**	**OCCUPANCY TYPE**	**BUILDING AREA (GSF)**	**BLDG. HT. & # OF STORIES (+ BSMT.)**	**FIRE PROTECTION SYSTEM**
Original Building		no exist. documents available	E	29,593	16'-0" to high pt. Single above grade story.	yes
Addition		Type 2C (per construction documents)	E and A-3 (per construction documents)	49,370	46'-0" to high pt. Areas of two & three stories above	yes

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Pyne Arts School

DATE OF REVIEW: 07-25-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance is at Door #1 vestibule at east side first floor. Secondary, monitored entry at Door #8, lower level beween original bldg. & addition. Service entry at original building north side. Main entrance accessed from poured concrete pedestrian paving & secondary from bituminous asphalt paving. Approach paving in good condition.	No action required.	-	-	-	-	
	- Connection to accessible route and accessibility	Entrances noted above flush w/ approach paving and connected to accessible route.	No action required.	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff parking located in two lots off of entry driveway (Francis McGee Way), and precede main school driveway area. Visitor parking & some reserved staff parking located along east side of driveway in front of school. Bituminous aspahlt paving reported to be 14 yrs. old and is in fair condition - cracks deceloping, some areas patched and material will require preventative repair soon.	Fill cracks & apply sealcoat to asphalt paving 75% of area. (Calculated area includes parking areas and portions of driveways closest to building.)	2	ES	S	39750 sf	
	- Curbing Materials and Wheel Stops	Granite curbing used throughout is in good condition. Weed growth at curb to paving joints. No wheel stops.	Remove weeds and seal joints.	3	ES	S	450 lf	Weeds under maint. budget.
	- Number and size of spaces by type (typical, accessible)	Staff lots have 48 spaces, and main drive area has 32 spaces, totaling 80 spaces. Spaces typically 9'-0" x 20'-0". Four (4) of the spaces are designated as accessible in compliance w/ MAAB. Two (2) of those flank a van-accessible aisle area.	No action required.	-	-	-	-	
	- Parking striping	Striping at staff lots is completely faded. Striping at main drive lot is in good condition.	Restripe staff parking lots.	0,3	ES	S	54 spaces	Under maint. budget.
	- Accessible Parking Signage	Aluminum signs on standard poles provided for all four (4) accessible spaces. The signage at the van accessible spaces don't designate them as van accessible as required by the MAAB.	Replace two signs with required van accessible signage.	2	ES	S	(2) access. parking signs	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	Pick-up and drop-offs for both busses and cars located along west side of main driveway.	No action required.	-	-	-	-	
	- Car and Bus Separations	Cars & busses are not separated and share driveway and drop-off area. Custodian reported that school staff sometimes needs to direct traffic and that there have been minor vehicular accidents.	Review alternatives for separating car & bus circulation.	-	-	I	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	Minimal traffic signage - aluminum signs on standard poles or fastened to telephone poles in good condition. No traffic pavement markings.	No action required.	-	-	-	-	
	- Walkway Materials	Walkways around staff parking areas leading to school bituminous asphalt in fair condition. Walks along main drive poured concrete in good condition. Walks at sides and rear of school (some shared for vehicles) school bituminous asphalt in fair condition - some areas breaking up, cracks developing and material will require preventative repair soon. Circular area of stone pavers flush w/ surrouding asphalt at end of Deerfield St. in good condition.	Fill cracks & apply sealcoat to asphalt paving.	2	ES	S	incl. in parking paving abv.	
	- Curb Cuts and Detectable Warning Strips	Curb cuts provided at end of driveway at Boylston St., near intersection of Park Avenue East and at main entry area. Detectable warning strips only at Park Ave. location. Cuts and strips are in good condition.	Recommend adding detectable warning strips to remaining curb cut locations.	2	ES	S	five warning strip locs.	Under maint. budget.
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-	-	
5.	**Fire Department Access**							

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	- Locations	Fire department vehicles enter school site off Broadway and can access almost entire perimeter by traveling along fire lanes at north, west and south perimeter drives, passing through vehicle gates at school side & rear. Knox Box at main entrance.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Service area paving is bituminous asphalt in fair condition.	See entry for walkway materials above.	2	ES	S	incl. in parking paving abv.	
	- Loading Dock or Leveler	No raised dock or leveler. Service landing is area w/ slightly elevated conc. slab within a recess at building north side. Slab is in good condition.	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size at service area north side. No exterior recycling bin or trash compactor.	No action required.	-	-	-	-	
	- Protective Bollards	Galvanized steel bollards located at transformer and gas meter at school rear in good condition. No bollards provided at emergency generator at school rear and unit is vulnerable to potential vehicle impacts.	Provide protective bollards at generator.	-	-	S	4 bollards	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Nearby baseball field & basketball court off Stratham St. maintained by Lowell Parks & Recreation and is not part of this assessment.	No action required.	-	-	-	-	
	- Accessible route to fields	-	No action required.	-	-	-	-	

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Tennis Courts	None	No action required.	-	-	-	-	
	- Basketball Courts	On-site basketball court at school south has bitum. asphalt surface in fair condition, minor cracking and vegatation growth, faded game striping. Backstops & nets in good condition.	Repair asphalt. Restripe game lines.	2	ES	S	4400 sf	
	- Playgrounds	Two (2) enclosed play areas w/ play structures in fair to good condition. Rubber play surfacing has minor wear & discoloration.	No action required.	3	ES	-	-	
	- Storage Sheds	Medium-size metal storage container located at school rear in fair condition. Container has graffiti north side and minor corrosion at roof.	Replace container or repaint.	-	-	L	1 container	Under maint. budget.
	- Concession Stands	None	No action required.	-	-	-	-	
	- Bleachers	None	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Vinyl-coated chain link fencing at enclosed playgrounds, basketball court, along school west perimeter and along sloped grade at southeast corner in good condition. Basketball court gate to south field has broken interlock. Vehicle gate adjacent to original bldg. west side was vandalized and badly damaged and is scheduled for repair or replacement. Vehicle gate to original bldg. north in good condition.	Repair basketball court gate interlock.	2	ES	L		Under maint. budget.
9.	**Site Topography**							
	- Characteristics	Site slopes downwards in east to west direction. Original bldg. is on somewhat of a plateau. The addition takes advantage of the slope & places the three story portion to the rear/west and exposes just two stories along the east entry area.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Types and Densities	Fairly dense landscaping occurs around entire bldg. perimeter and is generally in fair to good condition, consisting of trees & shrubs. Plantings are overgrown typically, especially at rear. Many plants are in contact w/ bldg. Weeds along building wall perimeter at grade. Lawn condition varies and is somewhat weed-prone. Plants are located along several chain link fencing sections.	Plants near building should be trimmed back to eliminate contact. Remove weeds at building. Lawns generally needs weed control. Plants should be trimmed back to prevent contact w/ fence.	2	ES	S		Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	None	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Pole lights located along main entry drive and staff lots in good condition. Wall-mtd. bldg. fixtures located at north, south and west sides reported as recently installed by custodian. Bldg. mtd. fixtures at main entry portico columns - perforated shades are corroded. All fixtures are painted aluminum and steel. See entry under the electrical system report.	Replace corroded light fixture shades at main entry.	see elect. report	see elect. report	S	(6) corroded fixture shades	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	3	ES	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Types, Locations, Materials	Two wood benches on steel frames near south side play area in fair to poor condition - wood seating surfaces worn. Granite memorial bench near main entrance in good condition.	Replace wood seating surfaces.	2, 3	ES	S	(8) 3x3x 6'-0" long treated wood members	
	- Bicycle Racks	Galvanized steel pipe frame bike rack secured within grass area at northeast corner of driveway parking area in good condition.	No action required.	3	ES	-	-	
	- Flagpoles	Single aluminum flagpole located near main entry at east side in good condition.	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	Generally none. Some backup in area of south side trench drain. See below.	No action required.	-	-	-	-	
	- Catch Basins	Several catch basins around school perimeter. No integrity concerns visible at grade level. Trench drain to school south noted by custodian as being unable to handle heavy rain events. Sections of trench grate observed to be full of soil & sediment w/ some weeds - probable source is exposed soil runoff from grade along east side of gym where steeply sloped.	No action required relative to observable portions of catch basin structures at grade level. Trench drain should be cleared of debris & performance reviewed to determine adequacy. Soil along gym east should be stabilized w/ geotextile or appropriate plantings.	3-at grade, 2-at trench	ES	S	60 lf trench drain	Under maint. budget.
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None reported or observed.	No action required.	-	-	-	-	
18.	**Other Observations**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Veneer brick & veneer stone unit masonry walls w/ brick medallions & areas of exposed concrete foundation walls all in good condition. Some staining of stone unit masonry below window sills & bldg. mtd. lights due to water runoff. Some staining of unit masonry adjacent to grade from soil kickup.	Chemically clean lower 8'-0" of stained unit masonry.	3	ES	S	4,000 SF	
2.	**Windows**							
	- Frame Materials	Painted 4" deep aluminum framed window system and 7" deep curtain wall system in good condition.	No action required.	-	-	-	-	
	- Glazing Type and Color	1" insulating glass, clear and tinted in good condition. Custodian reports some broken panes have been replaced by single-pane polycarbonate. At monumental stair curtain wall - one glass pane is discolored. Custodian reports curt. wall leaks under driving rain this area. Textured glass block at east gym - several blocks cracked.	Replace discolored pane. Replace polycarbonate glazing w/ 1" insul. units to match existing. Investigate curtain wall & glazing assembly at monumental stair to isolate leak and seal accordingly. Replace cracked glass block.	3	ES	L	(1) 3'0x3'0 pane & (3) new i.g. units & (6) 12x12 glass blocks	
	- Operable sash type and sash hardware	Windows are single-hung w/ integrated alum. latch clips and generally operate properly. Custodian reports that opening limiters have failed at some locations, which prevent windows from opening.	Review windows to verify if limiters require repair.	2-3	ES	S		Under maint. budget.
	- Storm Windows and Insect Screens	Outboard aluminum framed insect screens generally in good condition at upper levels. Near grade-level locations are damaged or missing.	Repair/replace damaged & missing insect screens.	2	ES	S	75 (screens) 2'-6"x2'-6" (475 sf)	
	- Sills	Exterior sills are typically sloped brick in fair to good condition. Some sills have lichen on surfaces. Stone unit sills at gym glass block windows heavily soiled & mortar starting to fail.	Chemically clean brick sills and stone unit sills. Repoint stone unit sills as required.	2	ES	S	Allowance	
	- Shades or Blinds	Perforated, chain-driven shades at typical window. Many missing or damaged.	Repair or replace missing or damage window shades.	2	ES	S	990 sf shade material	
3.	**Entrance Systems**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Frame Materials	Glazed aluminum entry doors within glazed aluminum storefront entry frame systems in good condition.	No action required.	3	-	-	-	
	- Glazing Type and Color	1" insulating glass, clear in good condition.	No action required.	3	-	-	-	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Entry door hardware	Finished steel lever sets, continuous hinges, closers, locksets and alum. thresholds all in good condition typically. Main entry, northmost door pair missing one lever set.	Replace missing lever set.	3	ES	S	(1) lever set	Under maint. budget.
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Painted flush or w/ lites insulated steel doors within HM frames in fair to good condition w/ some paint wear. Dr. #2 and Dr. #12 have minor corrosion at door & frame bottom.	Prep & paint Dr. #2 & #12 and frames.	2	ES	S	(1) door 3'x7' & (1) double-door 6'x7'	Under maint. budget.
	- Door widths & clearances	No accessibility clearance issues.	No action required.	-	-	-	-	
	- Door hardware	Finished steel lever sets, continuous hinges, closers, locksets and alum. thresholds all in good condition.	No action required.	-	-	-	-	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Original bldg. recessed entries have metal panel soffits in good condition. Service area soffit has synthetic stucco in fair condition w/ worn paint.	Verify no water intrusion to service soffit and prep & paint.	2,3	ES	S	350 sf soffit	Under maint. budget.
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants at wall openings and masonry control joints in generally good condition.	No action required.	-	-	-	-	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Light gray membrane "flat" roof in the 2001 building is in overall good condition. Excessive debris around roof drains. Presence of moss between roof top equipment and adjacent masonry walls . Wood sleeper supports at mechanical equipment in poor condition. Sloped standing seam metal roofs are overall good condition. All snow guards have been damaged and/or removed by snow and ice built up. Light gray membrane "flat" roof replacement work done in 2001 on the 1967 renovated building is in overall fair condition with roof leaks throughout and has areas of membrane "blistering". Excessive debris around roof drains. Sloped standing seam gable roof over the Kindergarten classrooms appears on good condition. Snow guards have been removed by ice and snow built up.	Clean all debris from roof and around roof drains. Remove moss material adjacent to mechanical units. Consider installing pipe style snow guards instead of pedestal glue individual snow guards at standing seam metal roofs. Replace deteriorating mechanical wood sleepers. Repair roof as required on the 1967 building. Provide snow guard fence.	2-3	ES	I	membrane roof 26000 sf, snowguard 240 lf	
	- Roof edges and copings	Metal roof edge and coping. Remedial work done on metal coping joints in fair to good condition. Metal roof edge loose on slope metal roof. Otherwise in good condition overall.	Repair in kind metal coping joints. Secured metal roof fascia to sloped roof.	2-3	ES	I	incl. in roof repair	
	- Walkway pads	Black membrane pads - a few are curling up and some are missing.	Repair as required.	2	ES	I	incl. in roof repair	
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type	-	No action required	-	-	-	-	
	- Curbs	-	No action required	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	Aluminum painted gutters and downspouts discharge from slope standing seam metal roofs to lower flat membrane roofs appears in good condition	No action required	-	-	-	-	
	- Splash block or tied to storm drainage	No splash at location of downspout	No action required	-	-	-	-	
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Top of metal roof access ladder from lower to upper roof appears not to meet current OSHA regulations. No stairs.	Verify current required OSHA regulations for roof access ladder.	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required	-	-	-	-	
	- Drainage	None	No action required	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required	-	-	-	-	
13.	**Other Observations**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	Unit Ventilator Louvers	There are bird's nests at several unit ventilator storm louver locations. The birdscreens behind the storm louvers appear to be intact.	Remove bird's nests and monitor to keep clear.					
	Entry Canopies	Underside of main entry canopy roof deck paint finish is worn. At Dr. # 8 canopy, corrosion at stl. beam penetrations at masonry wall, steel rod & turnbuckle supports corroding, rod penetrations into masonry w/o escutcheon plates (just sealant) & underside of canopy roof deck paint finish is peeled.	Verify no water intrusion to underside of canopies & repaint decks. At Dr. #8, prep & paint beams, rods & turnbuckles. Provide rod penetration escutcheon plates.	2	ES	S		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Entries at 1967 renovated building - walk off mat , brick and ACT ceilings all in good condition. 2001 main entry and rear entry - finishes and entry mats in good condition.	No action required.	3	3	3	3	ES	-		
2.	**Corridors**										
	- Finish Materials	2001 building- VCT flooring painted CMU wall and 2x2 ACT. ACT stains in a couple of locations. Renovated 1967 building: Ceramic tile 55 -1/2" high wainscoting in overall condition with a few broken corner tiles. Painted CMU above. ACT stains throughout	Replaced damage ACT tiles after resolving leak source.	3	3	2	3	ES	S		Under maint. Budget.
	- Lockers	Metal lockers 18"x60" double tier sloped top. Latch mechanism on designated H.C lockers not functioning properly	Repair non-functioning latches or consider replacing latch mechanism with different unit type.	-	-	-	-	ES	S		Under maint. Budget.
	- Transoms & Borrowed Lights	No transoms. HM frames and glazing are in good condition.	No action required.	-	-	-	-	-	-		
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Doors swing into corridors are not rated. Hardware includes lever type handles without closers. Doors from corridor to stairs - labeled 1-1/2" hour fire-rated w/ closers and hold opens and swing into stairways. Damaged hold opens	Repair damaged hold open	-	-	-	-	OB	S		Under maint. budget.
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Doors swing into main stair lobby are on hold-open and have closers	No action required.	-	-	-	-	-	-		
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-		
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-		
	- Drinking Fountains	Drinking fountain in 1967 renovated building is recessed and code compliant. High-low drinking fountains in 2001 addition code compliant. Lower level units have minor corrosion around actuator buttons. See entry under the plumbing system report.	Service units as required to remove corrosion. See entry under the plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
3.	**Building Signage**										

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Materials	Plastic signage located adjacent to rooms. Signage in fair to good condition w/ finish wear at perimeter. Several have old sticker residue.	No action required.	-	-	-	3	ES	-		
	- Code Required	Code compliant.	No action required.	-	-	-	-	-	-		
	- Accessibility Compliance	Signage appears to meet MAAB regulations for lettering, braille, contrast and mounting heights.	No action required.	-	-	-	-	-	-		
4.	**Stairs & Exits**										
	- Finish Materials	Stair located by the gymnasium: Rubber membrane landings, treads and risers in in good condition. Painted CMU walls and ACT ceilings in good condition.	No action required.	3	3	3	3	ES	-		
	- Tread & Riser Height Uniformity & Nosing Compliance	Code compliant	No action required.	-	-	-	-	-	-		
	- Guardrails (height, sphere)	Guardrail height at 42" at landings and at stair runs. Guardrail sphere opening is 4" and does meet current ADA and MAAB regulations.	No action required.	-	-	-	-	-	-		
	- Handrails (height, extensions, profile)	All handrails are 1-1/2 in diameter and 34" in height and does meet current ADA and MAAB regulations.	No action required.	-	-	-	-	-	-		
	- Landing Clearances	Code compliant	No action required.	-	-	-	-	-	-		
	- Minimum Headroom	Code compliant	No action required.	-	-	-	-	-	-		
	- Presence of Storage Beneath	No presence of storage beneath the stairs	No action required.	-	-	-	-	-	-		
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-8"x4'-3" complies with gurney size 22-1/2"x75". (3) stops. 2,500lbs - 125ft/minute. Wood veneer Plam wall and rubber flooring in good condition. (2) light fixtures not functioning.	Replace light lamps.	-	-	-	2	ES	S	2 lamps	Under maint. budget.

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				FLOOR	WALLS	CEILING	GENERAL				
	- Chairlift Finish Materials, Platform Size, Clearances	Unable to obtain sizes and clearances due presence of storage.	Verification of operation required.	-	-	-	-	-	-		
6.	**Interior Doors & Sidelights**										
	- Materials	Wood flush interior doors. Painted HM frames, sidelights in good condition	No action required.	-	-	-	3	ES	-		
	- Door hardware	All interior door hardware lever type handle - code compliant.	No action required.	-	-	-	3	ES	-		
	- Door widths & clearances	Door widths and clearances appear to be generally code compliant.	No action required.								
	- Door Thresholds	Marble threshold at toilet room locations	No action required.	-	-	-	3	ES	-		
7.	**Kindergarten Classrooms**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling tiles. All finishes are in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework & Cubbies	Wood veneer cubbies appear in good condition. Wood veneer casework and hardware requires some minor repair in a few locations	Repair as required casework and hardware	-	-	-	2-3	ES	S		Under maint. budget.
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures parallel to teaching wall	-	-	-	-	-	-	-		
	- Audio-Visual & Interactive Systems	(1) classroom has a smart board. All others have projections screens	No action required.	-	-	-	-	-	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
8.	**Kindergarten Bathrooms**										
	- Finish Materials	Ceramic tile 41" high wainscot with painted CMU wall above. Ceramic tile flooring and 2x4 ACT. All finishes appear in good condition	No action required.	3	3	2	3	ES	-		
	- Plumbing Fixtures	Code compliant sink and toilet.	Repair hardware as required.	-	-	-	-	ES	S		Under maint. budget.
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	-	-	-		
	- Accessories	Toilet paper dispenser, paper towel and soap dispenser appears mounted to high.	See item below.	-	-	-	-	-	-		
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant w/ exception of accessories.	Relocate accessories to be compliant w/ ADA.	-	-	-	-	-	S		Under maint. budget.
9.	**General Purpose Classrooms**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling tiles. All finishes are in good condition. Act ceiling stains in 1967 renovated building	Replaced damaged ACT tile	3	3	2	3	ES	S		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Wood veneer casework and hardware requires some minor repair in a few locations	Repair as required casework and hardware	-	-	-	-	ES	L		Under maint. budget.
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures perpendicular to teaching wall	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	(4) classrooms has a smart board. All others have projections screens.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
10.	**Science Classrooms**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling tiles. All finishes are in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition. Wood veneer casework and hardware requires some minor repair in a few locations	Repair as required casework and hardware	-	-	-	-	ES	L		Under maint. budget.
	- Lab Benches	None	No action required.	-	-	-	-	-	-		
	- Emergency Shower and Eyewash	None	No action required.	-	-	-	-	-	-		
	- Fume Hoods	None	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Gas Service & Emergency Shutoffs	None Observed	No action required.	-	-	-	-	-	-		
	- Non-Potable Water Service	None Observed	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures perpendicular to teaching wall	No action required.	-	-	-	-	-	-		
	- Audio-Visual & Interactive Systems	Smart board	No action required.	-	-	-	-	-	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
11.	**Art Classrooms**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor in good condition. Stained 2x4 ACT ceiling tiles.	Replaced damaged ACT tiles	3	3	2	3	ES	S		Under maint. budget.
	- Casework	Wood veneer casework with plastic laminated working surfaces. Wood veneer casework and hardware requires some minor repair.	Repair as required casework and hardware	-	-	-	-	ES	L		Under maint. budget.
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct/indirect light fixtures perpendicular to teaching wall	No action required.	-	-	-	-	-	-		
	- Audio-Visual & Interactive Systems	Projection Screen	No action required.	-	-	-	-	-	-		
	- Kilns	Appears to be in working condition.	No action required.	-	-	-	-	-	-		
	- Pottery Wheels/Other FF+E	None	No action required.	-	-	-	-	-	-		
12.	**Technology Clsrms.**	Classroom 1032									
	- Finish Materials	VCT flooring, resilient base, CMU partitions all in good condition. 2x4 ACT ceiling in fair condition - some water-stained tiles and minor tile sag.	After addressing sources of all water leaks, replace stained ACT.	3	3	2	2	ES	S	-	Under maint. budget.
	- Casework	Wood perimeter and computer station casework in good condition - wood veneer w/ hardwood edgeband, wire pulls & plastic laminate countertop and integrated power & data raceways. Metal casework at exterior wall in good condition - open shelving flanking UV enclosures.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Markerboards & tackboards in good condition.	No action required.	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	1'x8' direct/indirect pendants w/ multi-level switching & occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	- Other	Ptd. steel fintube radiation enclosure at exterior wall in good condition.	No action required.	-	-	-	-	-	-		
13.	**SPED Classrooms**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling tiles. All finishes are in good condition.	No action required.	3	3	3	3	-	-		
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed parabolic parallel to teaching wall.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
14.	**SPED OT/PT**	No dedicated OT/PT space.									
15.	**SPED Tutorials**	No dedicated SPED tutorials.									
16.	**Specialized Clsrms. (Indicate Type)**	Drama Classroom 017									
	- Finish Materials	VCT flooring, resilient base, CMU & GWB partitions all in good condition. 2x4 ACT ceiling in fair condition - many tiles displaced & some cracked to allow for ad-hoc & makeshift overhead lighting, speakers & associated wiring and valance curtain.	Replacement & repositioning of ACT will depend on use of room and whether ad-hoc wiring remains. Verify wiring installation acceptable w/ AHJ.	3	3	2	2	ES	S	-	Under maint. budget.

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				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Wood casework - wood veneer w/ hardwood edgeband, wire pulls, exposed hinges & plastic laminate countertop in good to fair condition - edgeband finish worn. Metal casework at exterior wall in good to fair condition - closure panel and countertop at north side is displaced.	Refinish hardwood edgeband. Routine maintenance - replace metal closure panel & countertop in proper position.	-	-	-	2-3	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	Aluminum framed marker boards in good condition. Tack boards in fair condition w/ some areas soiled & with fabric wear.	Replace worn tack board fabric.	-	-	-	2-3	-	L		Under maint. budget.
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	1'x8' direct/indirect pendants w/ multi-level switching & occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	- Special Item	Ptd. wood stage platform, 8" high located at south side of room in good condition. Platform is not accessible.	To comply w/ MAAB, technically an accessible means of platform access should be provided. Possible exception if this platform could be considered temporary in nature. Review w/ AHJ.	-	-	-	3	ES	S	-	
	- Special Item	-	-	-	-	-	-	-	-	-	
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Cafetorium has a raised wood frame stage with clear wood floors and painted front stage wall. Floor shows signs of wear and tear operable storage doors are in fair condition. Painted GWB ceiling and clear finish wood ceiling appears in good condition.	Refinish wood floor.	2	3	3	3	ES	S	465 sf	
	- Acoustical Treatments	Acoustical wall panels mounted within adjacent cafetorium	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Theatrical Lighting	Conventional track lighting in front on stage curtains. See GGD report	No action required.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	Pull type stage curtain hung from fixed, chain hung rigging. Backstage curtains fixed positioned hung from fixed, chain hung rigging.	No action required.	-	-	-	-	-	-	-	
	- Rigging	Fixed, chain hung rigging	No action required.	-	-	-	-	-	-	-	
	- Stage Accessibility	Wood framed stair flanking both sides of the stage. Chairlift located behind the stage, but access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift.	-	-	-	-	-	L	1 chairlift	
19.	**Performing Arts - Music Rooms**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling tiles. All finishes are in good condition.	No action required.	3	3	3	3	-	-		
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-		
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Direct/Indirect pendants perpendicular to teaching wall	No action required.	-	-	-	-	-	-		
	- Audio-Visual & Interactive Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-		
20.	**Media Center**										

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SCHOOL NAME: Pyne Arts School

DATE OF REVIEW: 07-25-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Broadloom carpet in fair condition - material worn & nearing end of life. Resilient base, CMU & GWB partitions, GWB soffits and sloped ceiling all in good condition. 2x4 ACT ceiling in fair condition w/ several stained tiles towards main corridor side.	Replace broadloom carpeting with carpet tiles. After addressing sources of all water leaks, replace stained ACT.	2	3	2	2	ES	S	2160 sf carpet	Ceiling tile replacement under maint. budget.
	- Stacks	Wood veneer w/ plastic laminate tops in good condition.	No action required.	-	-	-	-	-	-	-	
	- Carrels	None. Hardwood window seat at east side in good condition.	No action required.	-	-	-	-	-	-	-	
	- Shelves	Metal shelving in hardwood enclosures in good condition.	No action required.	-	-	-	-	-	-	-	
	- Circulation Desk	Wood veneer w/ plastic laminate tops in good condition. MAAB compliant transaction area provided.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Workroom / Staff Areas	Media center workroom and staff office converted to other program usages. (1st & 2nd grade support and math specialist.)	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1'x8' curvilinear direct/indirect pendants w/ multi-level switching & occupancy sensor, downlights at circulation desk and semi-spherical single pendants at main reading space. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Synthetic athletic flooring in fair condition w/ heavy scuffing and some tears at slab edges at doors & column isolation joints. Resilient base is fair w/ some gaps betwn. sections. CMU partitions in good condition. Exposed long-span steel trusses and acoustic roof deck finishes in good condition. Glass block within punched window openings in good condition. Return air grilles near floor in good condition but were filled with dust and debris.	Routine clean synthetic floor & repair tears to prevent extension and clean out return air grilles.	2	3	3	2	ES	S	200 sf repair	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Wall Pads	Wall pads are in good condition.	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	No acoustic wall panels.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Backstops	Appear to be in good condition with lower edge padding. Did not observe raising or lowering operation.	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	Appear to be in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-	-	
	- Bleachers	Motorized, telescoping, 4-tier in good to fair condition. Missing some end caps. Did not observe operation.	Replace missing end caps.	-	-	-	-	-	S	-	Under maint. budget.
	- Dividing Curtains	Motorized dividing curtain appears in good condition. Did not observe operation.	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None observed in place.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 suspended fixtures in grid array. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Did not observe operation of AV or assistive listening systems.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
25.	**Locker Area Bathroomss**	No locker area bathrooms.									
26.	**Cafeteria**										
	- Finish Materials	Painted CMU walls. VCT floor. Exposed ceiling wood beams and wood ceiling. All finishes are in good condition.	No action required.	3	3	3	3	-	-		
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum frame tack boards	No action required.	-	-	-	-	-	-		
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Drinking Fountains	Low and high surface mounted appear to be code compliant	No action required.	-	-	-	-	-	-		
	- Acoustical Treatments	Fabric cover wall panels	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Direct/Indirect pendants	No action required.	-	-	-	-	-	-		
27.	**Kitchen & Servery**										
	- Finish Materials	Painted CMU walls are in good condition. QT flooring and base in the kitchen and epoxy flooring in the servery. @x4 ACT ceilings. All finishes appear to be in good condition.	No action required.	3	3	3	3	-	-	-	
	- Overhead or Counter Doors	Stainless steel overhead coiling door at dishwashing counter between cafetorium and dishwash area within the kitchen, not used. All breakfast and lunches served on disposable styrofoam trays.	No action required.	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Four door entrance/ exit, two separate serving line set-up	No action required.	-	-	-	-	-	-	-	
	- Equipment Visual	Kitchen equipment appears in good condition.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling stained tiles.	Replaced damaged tiles	3	3	2	3	ES	S	Under maint. budget.	
	- Casework	Wood veneer casework with plastic laminated working surfaces in overall in good condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Aluminum framed tack boards, marker boards in good condition.	No action required.	-	-	-	-	-	-		
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed parabolic light fixtures	No action required.	-	-	-	-	-	-		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-		
29.	**Nurse & Health**										
	- Finish Materials	Rest area, exam room and office has VCT flooring, resilient base, GWB partitions all in good condition. 2x4 ACT ceilings in fair condition - some displaced and stained tiles. Health suite bathrooms CT floor, base & walls in good condition.	After addressing water leaks, replace damaged VCT.	3	3	2	2	ES	S	Under maint. budget.	
	- Casework	Sink base and wall cabinets in exam room - wood veneer w/ plastic laminate countertop in good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	Sink in exam room in good condition and code compliant.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Recessed downlights and 2x4 fixtures. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None	No action required.	-	-	-	-	-	-	-	
30.	**Admin. Office Area**										
	- Finish Materials	Broadloom carpet in fair condition - material worn & nearing end of life. Resilient base, CMU & GWB partitions, 2x4 ACT all in good condition.	Replace broadloom carpeting with carpet tiles.	2	3	3	2	ES	S	carpet 1690 sf	
	- Casework	Reception desk is wood veneer w/ plastic laminate tops in good condition. MAAB compliant transaction area provided.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Markerboards & tackboards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	Present. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Same finishes noted above.	See entry above.	2	3	3	2	ES	S		
	- Conference	Same finishes noted above.	See entry above.	2	3	3	2	ES	S		
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**										
	- Finish Materials	VCT flooring, resilient base, CMU & GWB partitions all in good condition. 2x4 ACT ceiling in fair condition w/ minor tile sag.	No action required.	3	3	2	2	ES	-	-	
	- Casework	Wood veneer wall & base cabinets w/ plastic laminate countertop in good condition. Sink base meets MAAB requirements.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Markerboards & tackboards in good condition.	No action required.	-	-	-	-	-	-	-	
32.	**SPED Office Areas**	No dedicated SPED office areas.									
33.	**Student Toilets**										
	- Finish Materials	Ceramic tile flooring and ceramic tile wainscot at 7'-4". ACT ceiling tile. All finishes are in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Toilet Partitions	Phenolic partitions appear in good condition	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink, toilet and urinal.	No action required.	-	-	-	-	-	-	-	
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	-	-	-	-	
	- Accessories	Paper towel dispenser, toilet paper and soap dispensers locations are not code compliant. Located too high above floor	See item below.	-	-	-	-	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant w/ exception of accessories.	Relocate within MAAB reach ranges.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	Ceramic tile flooring and ceramic tile wainscot at 7'-4". ACT ceiling tile. All finishes are in good condition.	No action required.	-	-	-	-	-	-	-	
	- Toilet Partitions	None	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant sink and toilet.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Mirrors	Code compliant wall mounted mirror	No action required.	-	-	-	-	-	-	-	
	- Accessories	Paper towel and toilet paper dispenser locations are not code compliant. Located too high above floor.	See item below.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All items appear to be code compliant w/ exception of accessories.	Relocate within MAAB reach ranges.	-	-	-	-	-	S	-	Under maint. budget.
35.	**Storage**										
	- Finish Materials	Lower level general storage room VCT flooring fair to poor condition - heavily scratched w/ some staining. Resilient base and GWB & CMU partitions in good condition. 2x4 ACT ceiling is fair w/ some tiles falling out of grid or missing.	Replace VCT flooring & base. Reset displaced ACT.	1	3	2	2	ES	S	VCT 694 sf	ACT under maint. budget.
	- Built-In Storage	None. Using metal shelving.	No action required.	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Mechanical & electrical rooms - exposed conc. slab floor is fair w/ staining throughout. CMU partitions & exposed structure ceiling finish in good condition.	Clean and seal concrete floor slabs.	2	3	3	2	ES	S	1240 sf slabs	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc within mechanical areas.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Concrete pads generally fair condition w/ significant rust staining.	Clean and seal concrete equipment pads.	-	-	-	2	ES	S	incl. in area above	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Other	Main and emergency room door closers are broken.	Provide new door closers at these two doors.	-	-	-	0	ES	S	closers for (2) 3'x7' doors	
37.	**Controls**										
	- Height (accessibility)	All items code compliant. See GGD report.	See GGD report.	-	-	-	-	-	-		
38.	**Other Spaces**										

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PYNE ARTS SCHOOL

Date of Review: Tuesday, July 2, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Pyne Arts School (#09), located in the South Lowell neighborhood of Lowell, was completed in 1967 (original) and 2001 (Addition). The facility, built on a sloping site, is comprised of a series of one-, two, and three-story building volumes, with a floor area of approximately 75,820 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction: 1967 & 2001 (Addition)** Age of Building: 46 years & 12 years. Struct. Engr: Engineers Design Group, Inc. (Addition) Structural Dwgs: Available (Addition only) - S0-1-1 to 4, S1-1-1 to 4A, S3-1-1, to S3-1-3 (July 7, 1999) Contractor: - Applicable Building Code: MA DPS - Structural Standards - Bldg Regulations for Schoolhouses (1967) Applicable Building Code (Addition): MA State Building Code - 6th Ed. (effective February 28, 1997)
3.	Renovations: (Verify) Structural Engineer: Structural Dwgs: Contractor: Applicable Building Code:
4.	**Description of Structure:** The facility, built on a sloping site, is comprised of a series of one-, two-, and three-story building volumes, with a floor area of approximately 75,820 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, and cantilever retaining walls; concrete slab on grade at Lower Floor and First Floor (original wing only); unreinforced (likely) CMU bearing walls in original bldg; reinforced CMU shear/bearing walls; structural steel - HSS columns, beams (composite at floors); normalweight concrete with composite steel deck floor slabs; open web steel joists with steel deck; longspan steel joists with acoustic roof deck at Gym roof. Lateral force-resisting system is typically reinforced CMU shearwalls (tied to HSS columns in the Gym) with attached floor and roof diaphrams in the Addition, and likely unreinforced CMU in the original wing of the building. Exterior cladding is typically brick or CMU veneer attached to a steel stud or CMU back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good-to-excellent condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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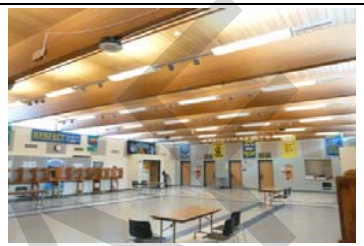
PYNE ARTS SCHOOL

Date of Review: Tuesday, July 2, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Laminated Wood Beams in Cafetorium: Both cantilevered ends of these beams are showing signs of discoloration, possibly even deterioration, due to exposure to the weather. In addition, some of these beams show horizontal cracks between the wood laminations and at some of the finger joints at spliced wood laminations, possibly indicating a loss of glue adhesion. An allowance covering an investigation and potential repair work of these conditions should be included.			**1**	**S**
	b.	East Side Wall of Gym: There are some vertical cracks in the CMU veneer at two locations, near the corner of one real and one faux opening. This condition could worsen with time and allow water to enter the building wall. It is recommended that this condition be monitored regularly to prevent a hazardous condition from developing. An allowance covering an investigation and potential repair work of these conditions should be included.			**2**	**S**
	c.	Roofs: Except for the gable roofs at the Library, Main Entrance/Lobby, and small addition to the original wing, all of the other main roof areas are flat. The Gym roof has a potential for water build-up. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

PYNE SCHOOL

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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. Fire service is 6" in size serviced by a 6" Double Check Valve Assembly.	3	ES	N/A	System appears to be in working order.	 	JIG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm wet valve at service entrance. Piping is black steel with a combination of threaded and coupling joints & fittings. Floors are protected by 2-1/2" Fire Department Connection with 1-1/2" reducer.	3	N	L	Builing should be updated to current NFPA requirements.		JIG
3.	**Special Systems**	Kitchen Hood is protected with a chemical suppression system.	3	ES	N/A	System appears to be in working order.		JIG
4.	**Misc Fire Protection**	Fire department connection appears to be a 4" Storz Connection.	3	ES	N/A	Remove growth to make visble for Fire Department Location and Accessibilty.		JIG
5.	**Sprinklers**	Sprinklers are solder type heads.	3	ES	N/A	System appears to be in working order.		JIG
PLUMBING								

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PYNE SCHOOL

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3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	The building is serviced by a 4" metered domestic service and reduced pressure backflow preventer.	3	ES	N/A	System appears to be in working order.		JIG
2.	**Hot Water System**	Hot water is generated by one gas fired Vebtura Model #40V250 . The heater has an input of 399,000 btuh and 250 gallon storage capacity.	3	ES	N/A	System appears to be in working order.		JIG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron no-hub coupling joints.	3	ES	N/A	None		JIG
4.	**Storm Drain System**	Roof drains appear to be in good condition, in various locations roof drains have accumulated debris.	3	ES	N/A	Clean and remove all debris from drains.	  	JIG

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PYNE SCHOOL

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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures appear original to building. Water Closets are wall mounted with manual flush valves, 1.6 gallons per flush.	2	ES	S	Recommend installation of high efficientcy, low flow fixtures throughout the building.		JIG
6.	**Plumbing Fixtures**	Lavatories are wall hung vitreous china with multiple faucet types. Lavatories are equipped with either two handle faucets, hot & cold metering faucets, or single temperature metering faucets.	2	ES	S	Recommend installation of high efficientcy, low flow fixtures throughout the building.		JIG
7.	**Plumbing Fixtures**	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	2	ES	S	Recommend installation of high efficientcy, low flow fixtures throughout the building.		JIG
8.	**Plumbing Fixtures**	Sinks are stainless steel single & double compartment type.	2	ES	S	Provide accessible fixtures.	 	JIG
9.	**Plumbing Fixtures**	Drinking fountains are wall mounted hi-low non-chilled type.	2	ES	S	Provide accessible fixtures in all public spaces.		JIG

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PYNE SCHOOL

Condition Legend	Age Factor	Action Priority
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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Plumbing Fixtures**	Mop sinks are floor mounted. Mop faucets are equipped with vacuum breakers.	2	ES	L	System appears to be in working order.		JIG
11	**Plumbing Fixtures**	Kitchen Fixtures are in good condition. Three bowl pot sink is piped to in-floor grease interceptor.	3	ES	N/A	NONE	 	JIG
12	**Natural Gas**	Building is serviced with a 6" natural gas service. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen equipment, and HVAC units. Piping is black steel with welded and threaded joints depending on pipe size.	3	ES	N/A	System appears to be in working order.		JIG
	MECHANICAL							

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PYNE SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building was built in 1999 and the heating plant consists of (2) gas fired hot water Burnham cast iron boilers with Gordon Piatt burners operating at 4,474 MBH input capacity. The burners appear to have the ability to operate on either gas or fuel oil. The breeching is constructed of a double wall positive pressure system that is common vented and exits the building vertically through the roof. There is one non-insulated vertical expansion tank for hot water expansion, (2) base mounted end suction pumps of the Taco manufacturer at 195 GPM, 60 ft of head and a 5 HP motor. Each pump is controlled utilizing a variable frequency drive of the Intellipass manufacturer. One motor has been replaced while the other is still original. Each boiler was provided with an inline boiler circulator pump for proper flow requirements. Combustion air is provided through an indoor air handling unit which is equipped with a supply fan, filter section and a hot water coil and is ducted to the outdoors through a wall mounted louver. This unit is also utilized in the mechanical room for spacial heating requirements. Both boilers, boiler circulators, and hot water system pumps had what appeared to be condensation forming on the casing and it was dripping onto the floor. This condition has caused corrosion to form on the boiler sections and outer shells as well as on the pump impeller casings. It seems that the chilled water piping system is interconnected with the hot water system and either there are no isolation valves or they are not operating correctly and allowing chilled water to flow through the boilers and hot water pumps.	2	ES	S	It is recommended that maintainance be provided on the boilers and pumps as corrosion is appearing on the shell of the boiler which could indicate issues with leaking or condensation. The hot water expansion tank should be insulated to prevent heat loss. Control sequence should be reviewed to ensure chilled water is not entering the hot water system or vise versa. It is recommended that isolation valves be installed if they are currently not provided. This condensation issue could potentially cause issues with cast iron section cracking. The cost associated with the boiler condensation is included under the automatic temperature controls section. The cost indicated is for insulating the expansion tank.	   	LV
2.	**Cooling Plant**	The cooling plant consists of (2) roof mounted McQuay air cooled liquid chillers operating at a capacity of 130 tons each. Chilled water circulates throughout the building with the use of (2) base mounted end suction pumps of the Taco manufacturer and both are provided with 7.5 HP motors which are controlled via variable frequency drives of the Intellipass manufacturer. One has been replaced while the other is still original. This system is provided with a vertical insulated expansion tank and a chemical shot feeder for pipe treatment. The building is also provided with a dual temperature piping loop which allows either chilled water or hot water to travel within it. The loop is associated with (2) base mounted end suction Taco pumps with a 20 HP motor on each. One pump housing is insulated and the other is not, this is causing severe condensation on the pump housing and fastners. Corrosion is present on all non-insulated components due to this condensation.	2	ES	S	It is recommended that the dual temperature pump housing be reinsulated to prevent further corrosion. Service should be provided on the pump and the pump housing to determine the extent of the corrosion. Chillers should receive yearly maintenance to ensure chiller coils are free of debris, compressors are lubed and refrigerant system is fully charged. Pumps should also receive yearly maintenance for shaft and motor alignment and motor bearing lubrication.	 	LV

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PYNE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	The Media center, Admin areas and Cafetorium are tempered through the use of (3) roof mounted units. These units are provided with hot water coils, supply fan, exhaust fan, filters, and chilled water coils. The units are associated with a galvanized sheet metal duct distribution system which has majority of it located on the roof. This ductwork is exposed to weather and appears that the insulation is begining to fail and lift in certain spots. The ductwork terminates in each space with ceiling mounted diffusers and return grilles. The gym utilizes (2) roof mounted units which are provided with hot water coils, supply fans, and filters. These units are associated with exposed supply, return, and outside air ductwork. Return ductwork travels to approximatly 12" above the finished floor. The kitchen is provided with a kitchen hood and a roof mounted gas fired make up air unit. It is associated with a galvinized sheet metal distribution system which terminates at ceiling diffusers located within the kitchen.	2	ES	N/A	It is recommended that general service is provided on all air handling equipment such as, coil cleaning, fan shaft alignment, lubricating motor bearings and filter replacement quartly per year.	 	LV
4.	**Terminal Unit Systems**	Typical classrooms were provided with wall and ceiling mounted McQuay unit ventilators which had hot water coils, chilled water coils, supply fans, outside air ductwork connections and filters. These units appear to be in relatively good condition. The ceiling units were provided with a ductwork system which terminated at the ceiling through the use of ceiling diffusers and registers. Vestibules, corridors, and toilet rooms were tempered with a mix of fin tube radiation and unit heaters. The outside air louvers associated with the wall mounted unit ventilators had vegatative growth in close proximaty, this is not code compliant and should be removed.	2	ES	L	It is recommended that general service is provided on all the unit ventilators and unit heaters such as, coil cleaning, lubricating motor bearings, and filter replacement quartly per year. Vegatative growth along the outside perimeter of the building near the outside air louvers should be removed.	 	LV
5.	**Exhaust Systems**	Exhaust systems throughout the building utilize roof mounted mushroom style exhaust fans. These galvinized sheet metal exhaust duct distribution systems are provided for all classrooms, toilet rooms, large group spaces , and corridors. The exhaust inlets are located on the ceiling and in some cases high on the walls. Overall the exhaust fans appear to be functioning and are in fair condition however, some do require replacement.	2	ES	L	Motor bearings and shafts should be lubricated, as well as, belt replacement on a yearly basis. Replace fans that are not functioning or damaged.		LV

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Piping System**	The schools hot water piping system appears to be Schedule 40 black steel. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the building should be cut to determine the exact interior conditions of the piping system. Fiber glass insulation is utilized on the piping system however, it appears to be lacking in certain areas and should be replaced where soiled, missing or damaged insulation is currently installed. The piping system within the school appears to be a primary secondary type system. Each air handler has a circulator which is activated when heating or cooling flow is required. The primary system pumps circulate water between the main plant and the building piping loop and these equipment circulators pull from this primary system as required for their independant cooling or heating needs based on spacial requirements.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintainence plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	 	LV
7.	**Automatic Temperature Controls**	The current control system is manufactured by Johnson Metasys. The direct digital control system appears to be functioning however, there are several issues which should be addressed. The circulation of chilled water in the hot water system must be rectified, temperature swings throughout the building, condensation on the outside of the piping insulation may indicate that chilled water temperatures are too low or unoccupied settings are too far off the occupied settings. This could be causing severe humidity and high temps within the building cavity and once the system is put into occupied mode its creating major swings in building humidity and temps causing condensation on walls and exterior piping insulation. This could potentially cause mildew and create odors within the building. As many of the buildings in the city are tied to a city wide network where it is monitored and maintained by the city.	2	ES	S	It is recommended that the control system sequences are reviewed and verified for proper operation. Occupied/unoccupied settings should be reviewed to determine proper offsets are provided to optimize energy efficiency. Verify dual temperature isolation valves are properly working and closing to equipment that do not require cooling or heating depending on season.	 	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 1600 amp, 277/480 volt, 3 phase, 4 wire and is in good condition. The equipment is manufactured by GE Spectra Series. The equipment is located in the lower level.	3	ES	N/A	The switchgear is in good condition. The equipment was installed during construction of 2009/2011.		AD

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E. FP/P/H/E

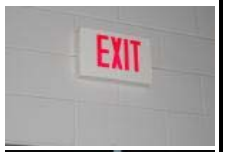
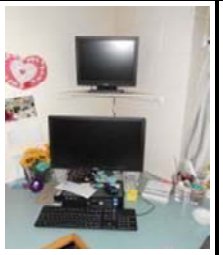
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders and subpanels are in good condition. There is TVSS equipment at the Main Switchgear.	3	ES	N/A	The TVSS equipment should be tested by an authorized testing company. Equipment was not in alarm. Life of system is same as service equipment.		AD
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in good condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc.	3	ES	N/A	Typically smartboards are installed in classrooms.		AD
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T5 lamps. The fixtures are in good condition. Classroom lighting consists of indirect pendant fixtures of (4) rows of (6) 4 ft. with (3) 28 watt lamps. The fixtures do not have daylight dimming function presently.	3	ES	L	It is recommended to reduce the amount of light fixtures in classrooms. Also install daylight dimming throughout the facility.		AD
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present at parking lot area and also perimeter wall packs.	3	ES	S	It is recommended that the fixtures be replaced with LED type.		AD
6.	**Emergency Power**	A Generac 155kW generator serves both emergency and optional standby loads. The generator is in fair condition. GGD was told that the prime mover fuel is diesel. The generator annunciator panel is located at the main entrance on the first floor.	2	ES	S	The generator was installed in 2001. The outdoor enclosure is rusty - prep. and repaint.		AD

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PYNE SCHOOL

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant. Only emergency lights were on in corridors during this survey.	2	ES	N/A	System is in good working order.	 	AD
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a Simplex Model 4010	3	ES	N/A	The system is in good working order.		AD
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.		AD
10.	**Communication / Clock System**	The paging, intercom and clock system are functioning properly. The head end equipment is located in the Head End room 1021. The system is manufactured by Simplex and appears to be in good condition.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.		AD
11.	**Data Systems**	The data system is in good condition. Cat 6 wiring has been installed to serve computer labs and classrooms. The number of drops in each classroom consists of: (3) 2 data outlets for student computers and (2) CAT 6 data, (1) CAT 3 and coax for Smartboard.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed in corridors.		AD

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21 Rogers Kindergarten / LPS Administration Building

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Sloping site shared with the South Common Park which includes soccer field, basketball and tennis courts, playground equipment and a pool.
- Neighborhood uses perimeter sidewalks on all four sides of site
- PK-K parent and student drop-off / pick-up area on south street entrance behind building.
- (2) Buses drop-off /pick-up; K and 1st grade parent and student drop-off/pick-up share the front parking lot on Highland Street. Circulation appears to work well.
- Adequate staff parking on the Highland and South Street parking lots.
- Lack of parking for after school gym events. Overflow parking on South Street
- (4) dedicated accessible parking spaces
- Parking area Lighting appears adequate.
- Full building perimeter access to emergency vehicles.
- Police precinct occupies small portion of building near gymnasium
- Overgrown landscape in some areas adjacent to building should be cut back to prevent moisture to building envelope

Surfaces and features:

- Concrete and bituminous paving surfaces are in fair to poor in many locations and should be repaired and/or replaced. Rear of building in poor condition and should be replaced.
- Granite curbing is good condition requiring minor repairs, except at rear of building entrance parking lot requiring major repairs.
- Chain link fence along South Street is in poor condition and should be repaired and/or replaced.
- Drainage work well except drain clogs up at bottom of stairs to mechanical room.
- Bicycle rack in poor condition.
- Flagpole in good condition.
- Designated parking signage in good condition.

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Summary Narrative

Building Exterior

Exterior wall and canopies:

- Masonry work appears in good condition.
- Aluminum exterior hopper windows hard to operate. All polycarbonate glazing replacement throughout should be replaced to insulated glazing. Numerous insect screens damaged and/or missing
- HM exterior frames and doors in fair to poor conditions and should be replaced
- All exterior door hardware is in fair to poor condition and should be replaced. No power operators.
- No card readers. Door buzzer and camera
- Replace hazed building mounted light fixture lenses.
- Brick masonry and exposed concrete foundation walls appears to be in good; moisture stains should be clean.
- Downspouts should be added at main entrance canopy divert water. Canopy should be painted.
- Building overhangs require paint.
- Metal lockers in good condition Concrete stairs in fair to poor condition. In some areas, damaged cheek walls. There are no code complaint handrails. Service stairs and classroom stairs located at the rear of building have extensive damage and require repairs.

Roof:

- Older membrane roof over the gymnasium wing. Some areas have leaks. Roof membrane paver appears in fair condition. Some are missing and curling up. New 1-1/2 year old standing seam metal roofing system appears in very good conditions.
- New roof replacement ballasted roof over the higher roof; domed skylights in good condition.
- Other flat rubber roofs are in fair to poor condition and should be repaired and/or replaced. Rubber membrane blisters, some water ponding and previous remedial work appears to be failing.
- Roof soffit vent covers missing.
- Associated flashings/copings appear to be in good condition with minor repairs required.
- Boiler room masonry chimney in poor condition. There are signs of stress fractures and efflorescent. Remedial steel bracing was added to brace chimney back to building.
- Access ladders required paint.

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Summary Narrative

Building Interior

Finishes:

- GWB walls and ceilings should be painted throughout
- Sagging and damaged ACT systems throughout; tiles should be replaced; condensation and/or roof leaks above ceilings require repair.
- No room signage.
- Terrazzo floor finish has stress fractures in stairs, cafetorium, selected corridors and toilet room locations. Terrazzo stairs are in poor condition in the PK-K entrance. Otherwise in good condition elsewhere. Recommendation to apply polish throughout.
- VCT and carpet in good condition.
- Replace broken ceramic tile wainscot in various locations.
- Cafetorium wood stage and stairs requires minor repairs. Refinish is recommended. Guardrails do not meet current building code requirements in terms allowable openings and should be painted if retained.
- Structural glazed facing tiles are good condition. Some repair required.
- Toilet partition and accessories in fair to poor condition in many locations and should be replaced.
- Metal lockers in good condition except in gymnasium locker rooms.
- Gymnasium wood athletic flooring and equipment in good condition
- Plastic laminate casework and hardware is in good condition requiring some minor repairs. Sinks in many locations do not appear to meet current ADA/MAAB requirements.
- Plastic laminated interior window sills are in good condition.

Openings:

- Interior doors and hardware are in good to fair condition. Some repair and/or replacement required in some locations.
- Hollow metal door and window frames should be painted
- Magnetic hold open devices require repair and/or replacement in many locations

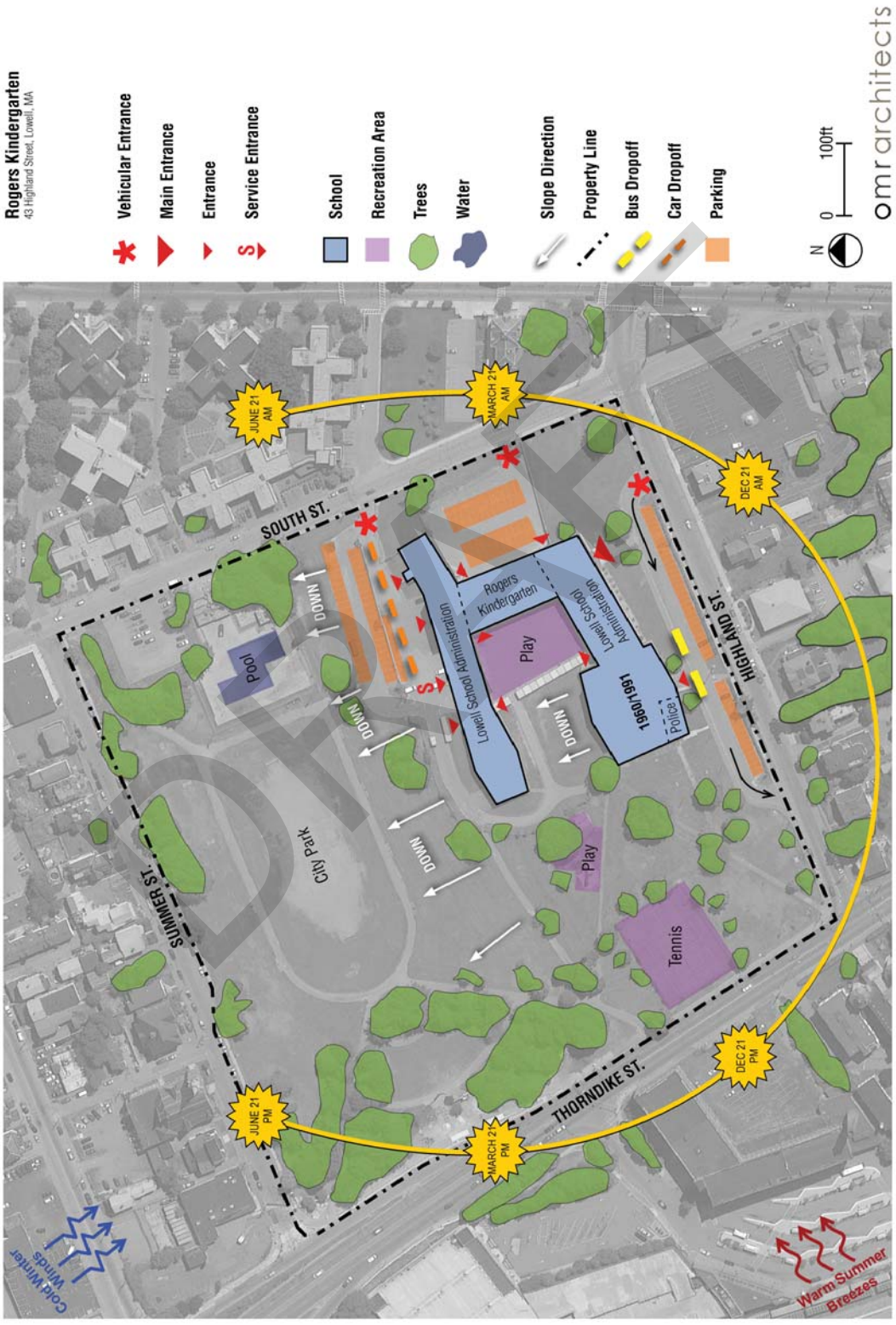
Vertical circulation:

- Elevator is in good condition and appears to meet current ADA/MAAB requirements.
- Guardrails do not meet current building code requirements in terms allowable openings and should be painted if retained.
- Wood handrails require some repair at ramp and stairs.
- Access to stage in cafetorium is provided via a chair lift, but location does meet current ADA/MAAB requirements.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Main building entrance doors are flush at exterior grade level and are code accessible.



Level of accessibility has been improvedat some areas but does not always meet current code.



Boiler room chimney is exhibiting significant efflorescence and other signs of water intrusion which needs to be prevented to stop masonry deterioration.



Roof soffit vent covers missing.



Translucent steel structure canopy connection between buildings used as a shelter for exterior equipment.



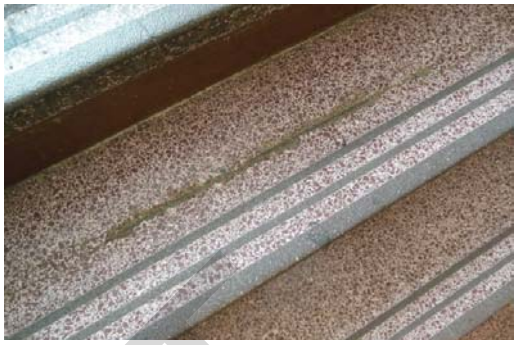
Service stairs and classroom stairs located at the rear of building have extensive damage and require repairs.

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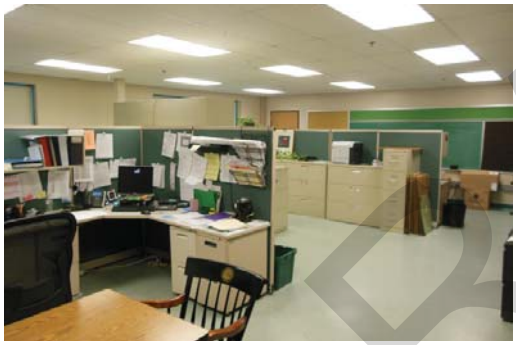
Photographs



Existing ashalt paving is in poort to fair condition and requires replacement. Overgrown vegetaion needs to be trimmed and removed from fencing.



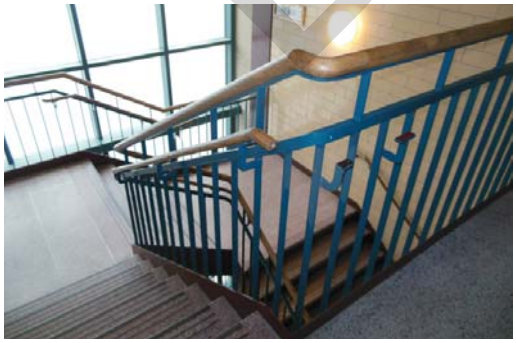
Typical terrazzo floor finish stress fractures in stairs. Other locations include, cafetorium, selected corridors and toilet rooms.



Typical office space in the administration program in great condition.



View of stained/damaged stained ceiling in the Kindergarten wing corridor.



Typical egress stairs are in fair to good condition but not compliant with current codes.



Bathroom terrazzo flooring in good condition but bath layout not compliant with accessibility code.

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Photographs



Cafetorium is very open space with a great amount of day lighting.



View of typical corridor with double tier metal lockers in good condition



View of typical classroom. Finishes are in overall good condition.



Aluminum exterior hopper windows hard to operate. All polycarbonate glazing replacement throughout should be replaced to insulated glazing units. Numerous insect screens damaged and/or missing.



New ballasted roof replacement over the higher roof. Domed skylights in good condition.



Sloping site shared with the South Common Park which includes soccer field, basketball and tennis courts, playground equipment and a pool.

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General Building Information

SCHOOL NAME	**Rogers Pre-K School / LPS Administration Offices**
SCHOOL ADDRESS	43 Highland Street, Lowell, MA 01852
SERVING GRADE LEVELS	PK & K (2012-13 school year)
NUMBER OF STUDENTS	130 (2012-13 school year)
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1960 - renovated in 1991
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**884,918 sf**
SITE AREA FOR BUILDINGS	74,281
SITE AREA FOR PAVING	104,718
SITE AREA FOR PLAYFIELDS	107,229
SITE AREA FOR OPEN SPACE	598,690
ZONING DESIGNATION	TMF - Traditional Neighborhood Multi Family
NEIGHBORHOOD	Back Central

all site SF values are approximate

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Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	2C	B, E, A	approx. 112,000	3 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

SCHOOL NAME: Rogers Pre-K School / LPS Administration Offices

DATE OF REVIEW: 06-27-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance on the east side by the administrative offices, staff and students. Entrance on by the gymnasium is used primarily by the Police precinct. Several doors located at the rear of the building are used the faculty including the parent and student drop-off / pick-up area on south street entrance behind building. Doors on the open interior court yard as well as the doors in the staff parking area are used as entrances to the building. HM exterior frames, doors and hardware are in fair to poor condition.	HM door, frames and hardware should be replaced. Refer to building exterior section for quantities.	2	ES	S	-	See building exterior section for costs.
	- Connection to accessible route and accessibility	Most of the entrance doors are flush with the exterior grade with the exception of some of the doors on the rear of the building including the kindergarten entrance stair.	If future building renovations trigger accessibility code or building code requirements, non-accessible entrances required to be ADA accessible.	2	ES	-	-	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Adequate parking capacity. Angle parking along the entrance road on Highland street and South Street parking lots. Bituminous paving surfaces are in fair to poor condition in many locations and should be repaired and/or replaced. Rear of building in poor condition and should be replaced.	Repair or replace respective sections of bituminous pavement.	1-2	OB	S	repair paving (26425) replace paving (79275	
	- Curbing Materials and Wheel Stops	Granite curbing is good condition requiring minor repairs, except at rear of building entrance parking lot requiring major repairs.	Replace damaged sections in kind.	2	ES	S	250 lf	
	- Number and size of spaces by type (typical, accessible)	82 +/- parking spaces with added parking located by the parks & recreation pool. 18ft x 9ft. Total of (4) accessible spaces along Highland street.	No action required.	-	-	-		
	- Parking striping	Stripping has faded away	Repaint striping at all parking lots	0	-	S		Under maint. budget.
	- Accessible Parking Signage	Signage appears in good condition	No action required.	3	ES	-		

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SCHOOL NAME: Rogers Pre-K School / LPS Administration Offices

DATE OF REVIEW: 06-27-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Buses and cars park and discharge in the loop along Highland street. Cars park and discharge kindergartens behind the school along South street.	No action required.	-	-	-		
	- Car and Bus Separations	Appears not to be an issue due to overall site access.	No action required.	-	-	-		
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-		
	- Traffic Markings and Traffic Signage	Pedestrian walkway crosses and vehicular direction arrows painting stripes are "cracking". (1) vertical sign by the single loop drop off indicating buses and cars.	Repainting required.	2	ES	S		Under maint. budget.
	- Walkway Materials	Concrete approach slabs and bitum. asphalt walkways south, west & north sides of school and along entrance road. Asphalt walkways are in fair to poor condition with cracking throughout. Granite curbing fair - some sections need resetting.	Replace bituminous walkways. Reset granite curbs.	2	ES	S	9500 sf (pave) 150 lf (curbs)	
	- Curb Cuts and Detectable Warning Strips	Curb cuts appear in good condition. Detectable warning strips are non existent.	If future building renovations trigger accessibility code requirements, provide detectable warning strips at curb cuts.	3	ES	-		Costs under renovation estimate
	- Pedestrian Ramp Locations and Materials	Concrete ramp at the entrance to gymnasium and Police precinct. Handrails appear non-compliant with MAAB.	If future building renovations trigger accessibility code requirements, install handrail system to meet MAAB regulations.	-	-	-		Costs under renovation estimate
5.	**Fire Department Access**							
	- Locations	Building perimeter is fully accessible.	No action required.	-	-	-		
6.	**Service Area**							

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Paving Materials	Bituminous asphalt pavement along building perimeter in fair to poor condition.	No action required.					
	- Loading Dock or Leveler	Concrete loading dock, bumpers and guardrail system are damaged extensively.	Repair damaged concrete.	1	ES	S	incl. in other obs. below	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size and One (1) recycling at 6-8 yard size at building north side. No trash compactor.	No action required.	-	-	-		
	- Protective Bollards	One by the gas meter in good condition.	No action required.	3	-	-		
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	Maintained by Lowell Parks & Recreation and is not part of this assessment.	No action required.	-	-	-		
	- Accessible route to fields	Directly from the fields through several building doors at grade level.	No action required.	-	-	-		
	- Tennis Courts	None	No action required.	-	-	-		
	- Basketball Courts	None	No action required.	-	-	-		
	- Playgrounds	None	No action required.	-	-	-		
	- Storage Sheds	Pre-assembled shed located by the entrance to the cafetorium inside the paved courtyard in good condition.	No action required.	3	ES	-		

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Concession Stands	None	No action required.	-	-	-		
	- Bleachers	None	No action required.	-	-	-		
8.	**Fencing**							
	- Locations and Materials	Chain link fence enclosure located on the west is in good condition. Sections of the chain link fence on the north side are damaged. The entire Chain link fence on the east side is damaged.	Replace sections of chain fence on the north side and east side at staff parking lot.	2	ES	L	435 lf	
9.	**Site Topography**							
	- Characteristics	Relatively flat with slopes on the west and north side.	No action required.	-	-	-		
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Climbing vines around building entrance and kindergarten wing. shrubs very dense by the gymnasium. Some shrubs located on the north side of building by the service entrance.	Cut back adjacency of shrubs and remove climbing vines from building.	2	ES	L		Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Bituminous paved main entrance and gymnasium entrance with some cracks. Interior bituminous courtyard also has cracks.	Repair or replace paving.	2	ES	L	incl. in parking (item #2)	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Site lighting poles appear to be in good condition. Building wall pack Lenses are very "hazed". Some damaged wall pack light fixtures.	See entry under elect. system report.	see elect. report	see elect. report	see elect. report	see elect. report	

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	3	ES	-		
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-		
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-		
	- Bicycle Racks	Located by the kindergarten classroom wing in poor condition. Currently, no students ride bikers to school.	Remove racks or replace if needed in future.	1	-	L	one rack	Under maint. budget.
	- Flagpoles	Front of main building entrance. Good condition.	None	-	-	-		
16.	**Site Drainage**							
	- Ponding	None reported or observed.	No action required.	-	-	-		
	- Catch Basins	Several catch basins located throughout the parking lots and interior courtyard. No concerns visible at grade level.	No action required.	3-at grade	ES	-		
	- Bio-retention area	None	No action required.	-	-	-		
17.	**Irrigation System**							

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	- Locations	None	No action required.	-	-	-		
18.	**Other Observations**							
	- Exterior Stairs	Exterior concrete stairs at entries and associated handrails are in poor to fair condition. Many areas of cracked, spalling or broken concrete. Boiler room stair cheek walls poor and lower landing at time of visit was full of water and trash/debris. Area drain was clogged.	Replace or repair concrete stairs and cheek walls. Replace ptd. steel hand and guardrails at stair replacements, repair and refinish at stair repairs. Unclog boiler rm. door area drain.	0-1	ES	I	replace stairs & rails (450 sf & 122 lf) repair stairs & rails (585 sf & 160 lf)	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY INFO	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick veneer with precast sills area in generally good condition. There are some areas of moisture stains due to overgrown shrubs, climbing vines adjacent and on building. Locations: main entrance low roof; kindergarten; gymnasium and on the north side of building by the service entrance.	Cut back shrubs and trees and chemically clean brick and sills.	2-3	ES	S	1300 sf masonry	Landscaping under maint. Budget.
2.	**Windows**							
	- Frame Materials	Aluminum frame windows hard to operate. Sealant around brick openings show signs of aging.	Re-caulk around window frames.	2	ES	S	4500 lf	
	- Glazing Type and Color	Insulated clear double glazed with polycarbonate outer pane. Polycarbonate is typically hazed and no longer clear, significantly cutting down light and views.	Replace polycarbonate outer panes.	2-3	ES	S	6000	
	- Operable sash type and sash hardware	Combination of hopper with sash lock and fixed window. Difficult to operate. Numerous windows need hardware replacement.	Replace hardware.	2-3	ES	S	75 units	
	- Storm Windows and Insect Screens	Numerous insect screens damaged and/or missing.	Replace insect screens.	2-3	ES	S	108 (scrns) at 1'-6"x3'-0"	
	- Sills	Exterior sills are precast concrete in good condition.	No action required.	3	ES	-	-	
	- Shades or Blinds	Pull down shades, opaque generally in good condition with minor soiling.	Routine clean shades.	3	ES	S	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	HM frames and doors. Caulk around frames show signs of aging. Bottom of doors, frames and entry storefronts are corroded.	Replace doors w/ insulated and weather-stripped units. Repair storefront bottoms. Re-caulk around frame openings.	2-1	ES	S	(7) dbl. drs. & 140 lf sealant	

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY INFO	OTHER NOTES
	- Glazing Type and Color	Insulated clear double glazed. Unit seals have failed and glazing is "clouded". Loss of thermal value and poor light transmittance indoors.	Install insulated glazing units.	2-1	ES	S	included in dr. replace.	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Entry door hardware	Doors have lever type, exit devices and closers. Doors catch on one another. Weather stripping is in poor condition.	Replace hardware as part of door replacement.	2-3	ES	S	included in dr. replace.	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	HM frames and doors. 90% of doors and frames are corroded at the bottom/threshold.	Replace entire door and frame.	1	ES	I	(5) single doors	
	- Door widths & clearances	(1) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-	-	
	- Door hardware	Lever handle type with lock, closer and exit device. Weather stripping is in poor condition. Many of the doors don't fully close.	Replace hardware as part of door replacement.	2-3	ES	I	included in dr. replace.	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted aluminum fascia in good condition. Main entrance canopy fascia has glue residue from previous removed material. Paint at lower level concrete overhangs/fascia in poor condition - peeling away.	Remove damaged paint and prime/paint conc. overhangs. Remove glue residue from main entrance canopy fascia - prime and paint.	2	ES	S	-	Under maint. budget.
6.	**Sealants & Expansion Joints**							

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	- Materials	Sealants performing with no issues apparent.	No action required.	3	ES	-	-	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Both flat membrane, ballasted roof and sloped standing seam roof systems. The EPDM membrane has a perimeter metal coping with internal roof drainage. There are several areas of failure. The slope metal roof discharges onto the flat roof via downspouts. New ballasted roof replacement over the administration and classroom wings appears in very good condition.	Replace EPDM membrane roof condition which appears to be near the end of its lifespan with built up ballasted roof system.	2-4	ES	I	13,100 sf	
	- Roof edges and copings	Associated flashings/copings appear to be in good condition with minor repairs required.	Repair as required.	3	ES	I	-	Under maint. budget.
	- Walkway pads	Some membrane pads are missing and/or are curling up.	Replace pads as part of roof replacement.	2	ES	I	-	
8.	**Skylights**							
	- Type (unit or glazed)	Acrylic dome skylights appear to be in good condition with no signs of failure.	No action required.	3	ES	-	-	
	- Glazing Type	Double glazed white opaque insulated glazing in good condition.	No action required.	3	ES	-	-	
	- Curbs	Membrane curbs appear to be in good condition.	No action required.	3	ES	-	-	
9.	**Gutters and Downspouts**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY INFO	OTHER NOTES
	- Locations and Materials	Aluminum painted gutters and downspout from gymnasium and cafetorium roofs to the lower flat membrane roof appear in good condition. Downspout at northwest corner of cafetorium missing half its length.	Replace cafetorium downspout.	3	ES	S	20 lf	
	- Splash block or tied to storm drainage	No splash at location of downspout	Provide splash block.	-	-	S	-	Under maint. budget.
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Painted metal roof access ladders shows signs of rust.	Clean, prime and paint ladders.	2	ES	S	-	Under maint. budget.
11.	**Areaways**							
	- Locations, Materials and Gratings	Areaway located by the entrance to the kindergarten classroom wing appears in good condition.	No action required.	3	ES	-	-	
	- Drainage	Unable to confirm drainage condition by observation.	Verify areaway draining.	-	ES	S	-	
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-	-	
13.	**Other Observations**							
	None							

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Main entry vestibule has a recently installed recessed entrance mat (abrasive carpeting) in good condition, w/ some soiling and small area of possible salt residue at east side. Ptd. hollow metal entry systems and exposed brick walls in good condition. Plaster ceiling in good condition. Surface laid entry mats are placed over the recessed mat. Lobby has terrazzo flooring in fair condition - some stress cracks and color mismatching. Brick walls in good condition. 2x4 ACT ceiling is poor to fair w/ tile sag and stained tiles. Entry at Stair #2 - terrazzo fair w/ evidence of water infiltration.	Clean recessed mat at vestibule. Repair terrazzo stress fractures. Investigate water infiltration at Stair #2. After addressing water leaks, replace stained ACT tiles with humidity -resistant tiles.	2-3	3	2-3	3	ES	S	500 sf terr. ACT incl. in item #2	
2.	**Corridors**										
	- Finish Materials	Majority of floor finishes is VCT with some corridor finishes in terrazzo. VCT is in good condition. Terrazzo floor has localized stress fractures in some corridors. Corridor walls are mostly ceramic tile wainscoting with some areas having structural glazed facing tile. Some broken ceramic tiles at wall corners. ACT stains in many locations and sagging tiles	Fresh coat of painting throughout. Replace damage ceramic tiles. Repair terrazzo stress fractures and replace ACT tiles with humidity -resistant tiles.	2-3	2-3	2	2	ES	L	1000 sf terr., 16000 sf ACT	Paint, CT under maint. budget.
	- Lockers	Metal lockers 12"x60" double tier in good condition. No designated accessible lockers.	If future building renovations trigger accessibility requirements, provide designated accessible lockers.	-	-	-	-	ES	-	-	Costs under renovation estimate
	- Transoms & Borrowed Lights	HM frames and glazing are in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Doors swing into corridors and are not rated. Hardware includes lever type handles without closers. Overall in good condition.	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Double swing door system typically 3/4 fire rated. Doors to gym wing 1-1/2 hr. Exit devices, closers and electrified hardware appears in good to fair condition. Some hold opens are missing or damaged. Some vertical rod devices are not operating smoothly or propely engaging.	Repair all door hold-opens and vertical rods as required for proper operation.	-	-	-	2	ES	I	17 leafs (50%)	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	No objects observed as non-compliant with MAAB requirement.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Drinking Fountains	2nd flr: Low and high recessed drinking fountains are not functioning and (1) missing.	See entry under the plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
3.	**Building Signage**										
	- Materials	Room signage is typically handwritten above door frames. above room doors.	Recommend installing professionally made, permanent room signs that comply with ADA requirements. If future building renovations trigger accessibility requirements, signage required.	-	-	-	-	-	-	-	
	- Code Required	Non code compliant.	See above.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Signage throughout building does not meet MAAB regulations for lettering, braille, contrast and mounting heights.	If future building renovations trigger accessibility requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-	-	Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Steel framed stairs with terrazzo landings, treads and painted steel risers. Few stress fractures on stair treads. Concrete cast stair with terrazzo is in poor condition by the the kindergarten entrance. Walls are a combination of brick cladding, glass block, structural glazed facing tile and perforated paneling all in generally good condition. Some sagging ACT tiles.	Repair terrazzo stress fractures. Terrazzo stair located by the kindergarten entrance might have to be replaced in its entirety due to damages. Replace ACT tiles with humidity - resistant tiles.	2	3	2	2	ES	L	2500 sf	
	- Tread & Riser Height Uniformity & Nosing Compliance	Treads are typically 11" in depth and risers 6-3/4" and are code compliant. Tread nosings typically project 3/4" with code compliant transition.	No action required.	-	-	-	-	-	-	-	
	- Guardrails (height, sphere)	Guardrail height at 42" and landing and at stair run at 32" high. Guardrail sphere is 5" and does not meet current ADA and MAAB regulations.	Provide code compliant guardrails.	-	-	-	2	OB	S	4 flights	
	- Handrails (height, extensions, profile)	There is no handrail on the open side of main lobby stair. Few wood handrails are damaged	Provide code compliant handrails.	-	-	-	2	OB	S	incl. in above	
	- Landing Clearances	Landing dimensions are code compliant	No action required.	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Minimum Headroom	Code compliant.	No action required.	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	Presence of storage beneath open stairs which are not fire rated and therefore not code compliant.	Remove the use of these spaces as storage or provide fire rated construction accordingly to comply with code.	-	-	-	-	-	I	-	Under maint. budget.
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	6'-8"x4'-10" complies with gurney size 22-1/2"x75". (3) stops. 3,000lbs - 125 ft/minute. VCT flooring worn.	Replace VCT flooring tiles.	2	3	3	2	ES	S	32 sf	
	- Chairlift Finish Materials, Platform Size, Clearances	Chairlift located at stage. Metal enclosure system. Platform and clearance appear to meet current MAAB and ADA regulations	No action required.	-	-	-	3	ES	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	HM frames and clear stained wood doors painted generally in good condition. Some doors have veneer damage - gouges and scratches.	Spot repair wood veneer damage.	-	-	-	3	ES	L	55 doors (35%)	
	- Door hardware	Doors have lever handle type. Doors have closers at bathrooms. Hardware appears in good condition and is code compliant.	No action required.	-	-	-	3	ES	-	-	
	- Door widths & clearances	Code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Metal thresholds at toilet rooms are in good condition and code compliant.	No action required.	-	-	-	3	ES	-	-	
7.	**Kindergarten Classrooms**										
	- Finish Materials	Walls are painted GWB with vinyl base and are in good condition. VCT floor tile in good condition. ACT has some stained locations.	After addressing water leak, replace stained ACT tiles.	3	3	2	2	ES	L	-	Under maint. budget.
	- Casework & Cubbies	Wood veneer casework in good condition. No cubbies.	No action required.	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Aluminum framed chalk board and tack boards appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	-	ES	-	-	Costs under renovation estimate
	- Light Fixture Types and Layout	Recessed 2x4 light fixtures parallel to the exterior wall. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
8.	**Kindergarten Bathrooms**	No dedicated kindergarten bathrooms. See entries for student bathrooms.									
9.	**General Purpose Classrooms**	See entries for kindergarten classrooms.									
10.	**Science Classrooms**	See entries for kindergarten classrooms.									
11.	**Art Classrooms**	No dedicated art classrooms - see kindergarten classrooms.									
12.	**Technology Clsrms.**	No dedicated technology classrooms.									
13.	**SPED Classrooms**	See entries for kindergarten classrooms.									
14.	**SPED OT/PT**	No dedicated SPED OT/PT area.									
15.	**SPED Tutorials**	No dedicated SPED tutorials.									
16.	**Specialized Clsrms. (Staff Computer/Conf Clsrms.)**										
	- Finish Materials	VCT floor appears in good condition. Few ACT tiles are sagging. GWB wall in good condition.	Fresh coat of paint throughout. Replace ACT tiles with humidity -resistant tiles.	3	3	2	2	ES	L	-	Under maint. budget.
	- Casework	Good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards and marker boards in good condition.	No action required.		-	-	-	ES	-	-	
	- Light Fixture Types and Layout	Recessed 2x4 light fixtures parallel to the exterior wall with occupancy sensors. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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SCHOOL NAME: Rogers Pre-K School / LPS Administration Offices

DATE OF REVIEW: 08-23-2013
REVIEWED BY: R.A

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Audio-Visual & Interactive Systems	Smart board present.	No action required.	-	-	-	-	-	-	-	
	- Sinks	Code compliant with proper side approach clearances.	No action required.	-	-	-	-	-	-	-	
17.	**Performing Arts - Auditorium**	No dedicated auditorium space. See entries for Cafeteria and Stage.									
18.	**Performing Arts - Stage**										
	- Finish Materials	Cafetorium has a raised 40-1/2" wood frame stage with clear wood floors and enclosed operable storage beneath the stage. Floor shows signs of wear and tear. Operable storage doors are in fair condition. Painted GWB ceiling appears in good condition.	Refinish wood floor and storage beneath; replace associated damaged hardware.	2	3	3	2	ES	L	1504 sf	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Theatrical Lighting	None	No action required.	-	-	-	-	-	-	-	
	- Stage Curtains (fire, proscenium, back of house)	Stage curtain pulled from the sides. Back of of the house has a ceiling mounted plastic accordion partition divider	No action required.	-	-	-	-	-	-	-	
	- Rigging	None	No action required.	-	-	-	-	-	-	-	
	- Stage Accessibility	Wood framed stair flanking both sides of the stage. Chairlift located behind the stage, but access to stage from within cafetorium is not provided and does not meet current ADA/MAAB requirements.	Provide accessible route to stage within cafetorium via chair lift.	-	-	-	-	-	L	1 chairlift	
19.	**Performing Arts - Music Rooms**	No dedicated music rooms.									
20.	**Media Center**	Notes apply to Family Resource Center now occupying the former first floor media center.									
	- Finish Materials	Broadloom carpet, resilient base, GWB partitions and 2x4 ACT ceiling all in good condition.	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Stacks	None	No action required.	-	-	-	-	-	-	-	
	- Carrels	None	No action required.	-	-	-	-	-	-	-	
	- Shelves	None	No action required.	-	-	-	-	-	-	-	
	- Circulation Desk	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards in good condition.	No action required.	-	-	-	-	-	-	-	
	- Workroom / Staff Areas	Adjacent offices for attendance, food services and family resident manager similar materials and condition.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Direct/indirect pendant fixtures. One fixture section is missing eggcrate diffuser. See electrical system report.	Replace missing eggcrate. See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**										
	- Finish Materials	Finished wood athletic flooring in good to fair condition. Striping and vented base good condition. CMU partitions are fair w/ worn paint. SGFT walls in good condition. Exposed steel bent arch roof supports, exposed steel roof purlins and exposed acoustic tectum roof deck panels in good condition.	Prep & paint CMU partitions.	2	2	3	2	ES	S	-	Under maint. budget.
	- Wall Pads	Overall in good condition. One pad unit is cut.	Replace damaged gym pad.	-	-	-	2	ES	S	1 pad	Under maint. budget.
	- Acoustical Treatments	None beyond roof panels.	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Backstops	Enameled steel and clear glass backstops in good condition. No foam edge padding installed. Raising and lowering operation not observed.	Review whether foam edge padding required.	-	-	-	3	ES	-	-	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Scoreboard & Time Clocks	Present and appear in good condition. Did not observe operation.	No action required.	-	-	-	3	ES	-	-	
	- Bleachers	Four section of ten-tier bleachers, telescoping in very good condition. Did not observe operation.	No action required.	-	-	-	3	ES	-	-	
	- Dividing Curtains	Motorized half-court operable partition in good to fair condition. Fabric covering is delaminating. Did not observe operation.	Repair/replace fabric covering.	-	-	-	2	ES	L	surf. area. approx. 4000 sf	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None installed.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 suspended troffer type fixtures w/ cages. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Speakers mounted to roof struture. Did not observe operation.	If future building renovations trigger accessibility requirements, assistive listening system may be required per MAAB. See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	Costs under renovation estimate
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	Note locker rooms currently being used as storage areas.									
	- Finish Materials	Notes cover both locker and team rooms - Terrazzo flooring in fair to good condition w/ stress cracks and some staining. SGFT walls in good condition. Plaster ceiling in fair condition w/ minor cracking & worn paint.	Routine clean terrazzo. Repair plaster ceilings, prep & paint.	2	3	2	2	ES	S	3000 sf	Terrazzo under maint. budget.
	- Lockers	Locker Rooms - Steel, double-tier, 10" wide x 3'0" high w/ sloped tops on SGFT base in fair to good condition. Adjacent wood benches in fair condition w/ worn finish. Team Rooms - Steel, single tier, 10" wide x 6'0" high w/ sloped tops on SGFT base in fair condition w/ some dented end panels. Wood bences same condition as locker room.	Refinish wood benches. Replace dented end panels.	-	-	-	3	ES	L	-	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
25.	**Locker Area Bathrooms**	Note locker room bathrooms currently being used as storage areas.									
	- Finish Materials	See entries for locker rooms. Baths occur within locker room area.	See entries for locker rooms.	2	3	2	2	ES	S	-	
	- Toilet Partitions	Plastic lamainate partitions in fair to poor condition - missing stall door at accessible Boys' stall.	Replace missing stall door.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Fixture appear generally in good condition. See plumbing system report.	Refer also to plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Showers (gang, stalls)	Gang showers w/ CT floor and SGFT walls in fair condition - CT flooring heavily soiled. Plaster clgs. in good condition. Separate accessible shower in fair condition. Removable hand spray units missing.	Clean CT shower floors. Replace missing hand-held spray units.	2	3	3	2	ES	S	-	Under maint. budget.
	- Mirrors	Mirrors in fair to good condition.	No action required.	-	-	-	-	-	-	-	
	- Accessories	Soap, paper towel and toilet paper dispensers in fair to good condition. Some have been removed. Sanitary napkin disposals missing at Girls.	Replace missing dispensers as required. Replace sanitary napkin disposals.	-	-	-	2	ES	S	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	While observations hampered by presence of stored matreials, baths appear to be MAAB code compliant w/ exception of dispensers mounted too high.	Relocate dispensers to within MAAB reach limits.	-	-	-	-	-	S	-	Under maint. budget.
26.	**Cafetorium**										
	- Finish Materials	Terrazzo floor has localized stress fractures. Walls are GWB with large areas of metal curtain wall system in generally good condition but with glazing which is "clouded". GWB ceiling appears in good condition.	Repair terrazzo stress fractures.	2	3	3	2	ES	L	450 sf	
	- Casework	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant light fixtures. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	-	
27.	**Kitchen & Servery**	School is a satellite facility that serves remotely prepared meals.									
	- Finish Materials	Epoxy and quarry tile floor in good condition. Structural glazing facing tile, ceramic tile walls in good condition. Few stained ACT tiles	After addressing water leak, replace stained ACT tiles with humidity -resistant tiles.	3	3	2	2	ES	S	-	Under maint. budget.
	- Overhead or Counter Doors	None	No action required.	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Not observed	-	-	-	-	-	-	-	-	
	- Equipment Visual	Equipment appears in good condition. No operation observed. No concern reported.	No action required.	-	-	-	-	-	-	-	
28.	**Teacher Workroom & Staff Areas**	Notes apply to typical classrooms repurposed for a variety of LPS administrative office functions.									
	- Finish Materials	VCT flooring typically in good condition. Carpeting typically in fair condition - is often soiled. Resilent base in good condtion. GWB, CMU and brick walls in good condition. 2x4 ACT ceilings vary, with many stained ceiling tiles and minor sagging throughout.	Clean carpeting. After addressing water leaks, replace stained ACT tiles with humidity - resistant tiles.	2	3	2	2	ES	S	-	Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Typical exterior perimeter caswork is hardwood veneer open shelving w/ hardwood edgebands and plastic laminate countertops in fair condition. Several rooms have damaged or missing p. lam. edges. Interior base and wall cabinets are hardwood veneer w/ hardwood edgebands and plastic laminate countertops in fair to good condition.	Repair damaged plastic laminate countertop edges.	-	-	-	2	ES	S	-	Under maint. budget.
	- Visual Display Surfaces	Aluminum framed chalk board and tack boards generally in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Sinks	Where they occur, sinks not provided with knee space clearance required by MAAB regulations. See plumbing system report for fixture.	If future building renovations trigger accessibility requirements, modify base cabinets to provide required knee space. See plumbing system report for fixture.	-	-	-	-	ES	-	-	Costs under renovation estimate
	- Light Fixture Types and Layout	Typically 2x4 recessed fixtures w/ flush lense & occupancy sensors. See electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	Systems furniture generally in good condition throughout.	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**	No designaged nurse of health area.									
30.	**Admin. Office Area**	For educational program of building									
	- Finish Materials	Walls are painted GWB with vinyl base and are in good condition. VCT floor tile and ACT ceiling in good condition	No action required.	3	3	3	2	ES	-	-	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	2x4 recessed light fixtures with occupancy sensors. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
31.	**Guidance & Psychology Office Area**										
32.	**SPED Office Areas**	No dedicated SPED office area (for school).									
33.	**Student Toilets**										

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Terrazzo floor and structural glazed facing tiles in good condition with only minor damage on the structural glazed facing tiles. GWB ceiling has some cracks.	Repair structural glazed facing tiles and GWB ceiling.	3	3	3	3	ES	L	250 sf SGFT	GWB under maint. budget.
	- Toilet Partitions	Appears code compliant. Original phenolic partitions appear in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Code compliant. See plumbing system report.	Refer also to plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Mirrors	Code compliant.	No action required.	-	-	-	3	-	-	-	
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor.	See item below.	-	-	-	-	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant w/ exception of accessories.	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	VCT floor, ceramic tile wainscot on wet wall and painted GWB in good condition. ACT in good condition	No action required.	3	3	3	3	ES	-	-	
	- Toilet Partitions	None - single use.	No action required.	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Code compliant	No action required.	-	-	-	-	ES	-	-	
	- Mirrors	Code compliant	No action required.	-	-	-	-	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Accessories	Toilet paper and soap dispensers dispenser locations are not code compliant. Located too high above floor.	See item below.	-	-	-	-	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Code compliant w/ exception of accessories.	Relocate accessories to be code compliant.	-	-	-	-	-	S	-	Costs under renovation estimate
35.	**Storage**										
	- Finish Materials	VCT floor with some damage. Stained and sagging ACT tiles. GWB wall missing base.	Replace ACT tiles with humidity -resistant tiles. Install missing vinyl base	3	3	2	2	ES	S	200 lf	ACT under maint. Budget
	- Built-In Storage	None	-	-	-	-	-	-	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Painted concrete floor, exposed concrete floor in good condition. Plaster ceiling and walls appear in good condition.	No action required.	3	3	3	3	ES	-	-	
	- Sinks	Floor mop sink. See plumbing system report.	Refer also to plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Wardrobes and shelves in good condition.	No action required.	-	-	-	3	ES	-	-	
	- Equipment Pads	Steel dunnage pads located beneath all mechanical equipment in good condition.	No action required.	-	-	-	3	ES	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls generally located within required MAAB reach ranges.	No action required.	-	-	-	-	-	-	-	
38.	**Other Spaces**										
		None									

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ROGERS SCHOOL

Date of Review: Tuesday, July 2, 2013.

D. Structural

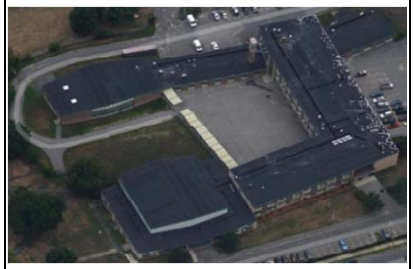
1.	**Executive Summary:** Construction of the Rogers School (#07), located in the Back Central neighborhood of Lowell, was completed in 1962. The facility, built on a sloping site, is comprised of one-, two-, and three story building volumes, including a partial Basement under the Gym, with a floor area of approximately 117,500 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1962 Age of Building: 51 years. Structural Engineer: Thomas Murphy Co. Structural Dwgs: Available - S1 to S-18 (Nov 14, 1960) Contractor: Name not available. Applicable Building Code: MA DPS - Structural Standards - Bldg. Regulations for Schoolhouses (1960)
3.	**Renovations:** 1984 and 1994 Re-dedicated September 1, 1994. Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: Available - S-1 to S-3 (Jan 14, 1993). Contractor: Wolf Construction Corp. (1994) Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
4.	**Description of Structure:** The facility (once known as the South End Elementary School), built on a sloping site, is comprised of one-, two-, and three story building volumes, including a partial Basement under the Gym, with a floor area of approximately 117,500 square feet. Primary structural components include the following: reinforced concrete - spread footings, foundation walls, retaining walls, columns, beams, one-way joist slabs, concrete slabs on grade; structural steel - wide flange columns, square and round tube columns, beams, tapered bents in Gym; open web steel joists, longspan and deep longspan steel joists; poured gypsum roof deck. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that may involve some combination of reinforced concrete or structural steel frame action, and unreinforced CMU walls acting as shearwalls. Exterior cladding is typically brick veneer attached to a back-up system.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Covered Walkway: There is well-advanced corrosion at the bottom of many of the structural steel columns which support the walkway roof. The corrosion is likely due to the manner in which the column bases were detailed. These conditions should be monitored regularly before they develop into a safety hazard. An allowance covering an investigation and repair work of this condition should be included.			**1**	**I**
	b.	Boiler Room Chimney: This chimney was stabilized with lateral bracing in 1993. There appears to be deterioration and cracking of the brick at the top section. This condition should be monitored regularly before it develops into a safety hazard. An allowance covering an investigation and repair work of this condition should be included.			**2**	**I**
	c.	Gym Brick: There is a vertical crack in the brick, at the corner of the Gym, which appears to extend full the full height of the wall. This condition should be investigated to determine if a new vertical expansion shoulbe installed. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	d.	Roofs: Some roof leaks have been reported at this facility where all roofs are flat and framed with a poured gypsum roof deck. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

ROGERS SCHOOL/ADMINISTRATION

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	Building is fully protected with an automatic sprinkler system. There is a common 6" water service that supplies the fire protection and domestic water system. Fire service is 6" in size. Service is protected by a 6" double check valve assembly. System was installed in 1994.	3	ES	N/A	Equipment is in good condition. Maintain system inspections and backflow preventer testing.		CMG
2.	**Type of Sprinkler System**	System is a wet type system with a 6" alarm check valve at service entrance. There are three zone risers at the service location. Risers include supervised shutoff valve and flow switch. Distribution mains are 4" in size. Piping is black steel with a combination of threaded and coupling joints & fittings depending on pipe size.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.		CMG
3.	**Special Systems**	Kitchen hood is protected with a chemical suppression system.	3	ES	N/A	None.		CMG
4.	**Misc Fire Protection**	Fire hose stations are provided throughout the building.	3	ES	N/A	None.		CMG

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Sprinklers**	Sprinklers in public spaces (i.e.: hallways, bathrooms) are pendent institutional type heads. Sprinklers in classrooms and offices are pendent with fusible bulbs. Heads are typically standard response type.	3	ES	N/A	None. Maintain system inspections and testing per NFPA 25.	 	CMG
	PLUMBING							
1.	**Cold Water System**	Building is serviced by a common 6" fire and domestic water service located in the mechanical room. Domestic water service is 4" in size. Service includes a meter. There are two 2" double check valve assemblies at the service installed in parallel configuration. This is a reduced pressure backflow preventer provided for boiler water make-up. Domestic water piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	3	ES	S	Replace valves with corrosion to maintain working order.		CMG
2.	**Hot Water System**	Hot water for the building is generated by two tank type gas fired water heaters; PVI model 750P300A-TP with 600,000 BTUH input each. Tank have a 250 gallon water storage capacity. Both heaters appear to be in good condition. There is a thermostatic mixing valve to maintain temperature to the fixtures in the building. The hot water system is circulated. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	L	Provide new high efficiency condensing heaters.	 	CMG

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with hub and spigot joints. Where piping has been modified above grade, piping is no-hub cast iron with no-hub joints and fittings. Piping is in good condition. No evidence of damaged piping. Boiler room has a duplex sump pump system with vertical floor mounted pumps. Some classrooms are equipped with local 5 gallon acid neutralization tanks. Acid waste piping is acid resistent polypropylene with heat fused joints. After neutralization system discharges to sanitary system. However classrooms do not appear to be utilized are science classrooms.	3	ES	N/A	None.	 	CMG
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition. General cleaning is required around drains.	3	ES	S	Clear debris from roof drain domes.		CMG

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Fixtures generally appear to be in good condition. Water closets are wall hung with manual flush valves, 1.6 gallons per flush. Urinals are wall hung with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung vitreous china with two handle faucet. Drinking fountains are recess mounted. Majority of drinking fountains are damaged. Staff sinks are single bowl stainless steel counter mounted with gooseneck faucet. Classroom sinks are stainless steel counter mounted with gooseneck faucet and bubbler. Mop sinks are floor mounted, faucets are equipped with vacuum breakers. Soap dispensers in mop closets are not equipped with code required backflow preventers. Kitchen fixtures are in good condition. Three bowl pot sink is piped to an in-floor grease interceptor. Dish machine is not used.	3	ES	L	Replace plumbing fixtures with high-efficiency fixtures to reduce water consumption. Replace damaged fixtures. Install backflow protection at mop closet soap dispensers.	   	CMG
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building adjacent to mechanical room. Gas system is elevated pressure (greater than 14" water column). Gas supplies boilers and water heaters. Kitchen equipment is electric. Gas piping is black steel with welded and threaded joints, depending on pipe size. All elevated pressure gas piping is welded.	3	ES	NA	System appears to be in working order.		CMG
	MECHANICAL							

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by two (2) gas fired firetube hot water boilers. The boilers appear to be in in fair condition, however some tubes and components show signs of corrosion and it appears that that one boiler is currently in the process of being cleaned and repaired. The boilers were manufactured by Cleaver Brooks (Model CB700-200, 8370 MBH input, S/Ns L-92066 & L-92067). The boilers are vented through a common steel breeching system to a masonry chimney. Hot water is distributed to building heating equipment and air handling systems by a primary-secondary distribution system with four (4) end suction hot water pump sets (each set of pumps has a primary and standby pump). There are two (2) base mounted end suction pumps P-7 & P-8 (Taco 225 GPM/20 ft. Head/2 HP) that recirculate hot water to the primary boiler loop piping. Zone A is served by two (2) Taco pumps P-1 & P-2 (290 GPM @ 55 ft. head, 7.5 HP). Zone B is served by two (2) Taco Pumps P-3 & P-4 (435 GPM @ 65 ft. head, 15 HP). Zone C is served by Taco Pumps P-5 & P-6 (160 GPM @ 40 ft. head, 3 HP). The pumps appear to be in poor condition. P-1, P-3 and P-5 have newer motors installed. P-1, P-2, P-3, and P-4 are equipped with VFD drives. The boiler plant equipment appears to be originally installed equipment from the 1993 renovation project; therefore the boiler plant equipment is approximately twenty years old and is nearing the end of its expected useful service life of 20-25 years. Some of the hot water pumps and the hot water heating system shot feeder is in poor condition.	1,2	ES	S	Recommend complete cleaning & repairing of Boiler No.2. Replace shot feeder. Consider replacing hot water pumps. Continue preventative maintenance and water treatment for boiler hot water heating system until boilers are scheduled to be replaced.	   	DP
2.	**Cooling Plant**	The building does not have a central chiller cooling plant. The majority of classrooms and offices appear to be air conditioned by window AC units. Some areas of the building are air conditioned by split system direct expansion (DX) Classroom unit ventilators or AC units with air cooled condenser units on the roof. The condensing units have capacities ranging from 2-3 tons, and appear to be in poor condition with visible signs of rusting and corrosion. The majority of condensing units were installed in 1993, and are at the end of their expected useful service life.	1	OB	S	Replace existing split system AC units with new high efficiency condensing units and associated indoor air handling units. Consider installing a high efficiency AC system for classrooms and offices to replace window AC units. Cost estimate based on providing new AC system as an add to replacing existing H&V only terminal units to replace existing window AC units.	  	DP

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Air Handling Unit Systems**	There are six (6) hot water heating and ventilation units (H&V) located throughout the building. These units were manufactured by Trane and were installed circa 1993. The H&V units serve the gymnasium, locker rooms, cafeteria and boiler room. The gymnasium is heated and ventilated by two (2) ceiling suspended H&V units. The remaining H&V units are installed in fan rooms. The H&V units appear to generally be in fair physical condition and are approximately twenty (20) years old. The Superintendent's (SPED) Office area is served by ceiling suspended split system AC air handling units that are approximately twenty years old. Several offices are not air conditioned and ventilated properly.	2	ES, OB	S	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required. The H&V units are nearing the end of their expected service life; consider replacing these units within the next 5 years. Repair and/or replace Superintendent (SPED) office air handling units.	  	DP
4.	**Terminal Unit Systems**	The majority of classrooms and office areas are heated and ventilated by hot water classroom unit ventilators. Large open areas such as the cafeteria, gymnasium and locker rooms have fin tube radiation heating installed at the perimeter exterior walls. Entryways are typically heated by hot water cabinet unit heaters. The majority of terminal heating equipment appears to have been installed approximately twenty (20) years ago during the 1993 renovation project. Therefore the majority of terminal heating equipment is nearing the end of its expected service life.	2	OB/ES	S	Recommend terminal heating units receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans (as applicable), motors, controls testing and repair as required.	   	DP

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5.	**Exhaust Systems**	The majority of classrooms, restrooms, locker rooms and the kitchen hood are exhausted by roof mounted or inline exhaust air fans. There are approximately thirty-two (32) exhaust fans. The majority of exhaust fans are twenty years old and in need or repair and/or replacement. Some fans operate with excessive vibration and other fans do not operate. The elevator gravity ventilation penthouse louver is very rusted and in need of repair and/or replacement.	1,2	OB	S	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	 	DP
6.	**Piping System**	Hot water supply and return piping appears to be in fair to good condition. Some sections of piping at joints/valving show signs of corrosion. Some piping sections have missing or damaged insulation. The majority of hot water piping appears to have been installed during the 1993 renovation project. Many piping sections of the split system refrigeration piping on the roof are missing insulation.	2	ES	S	Recommend repair and/or reinsulated sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system. Repair and re-insulate roof split system AC refrigeration piping.	  	DP

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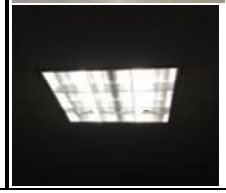
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building HVAC systems are controlled by a Pneumatic automatic temperature control system. The ATC compressor (manufactured by Curtis) and air dryer appear to be in good condition. The building HVAC ATC control system is connected to the city wide energy management system for monitoring and control of the building HVAC systems.	2	OB	S	Building terminal heating and air handling unit system controls should be verified and repaired as required. Recommend considering upgrade to full DDC, direct digital controls.	 	DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 2000Amps 120/208V 3phase 4wire, manufactured by Siemens. The main circuit breaker is the SBA2000. The utility co. meter is located in the main electric room. The main service is not protected by TVSS	3	ES	L	The equipment is at approximately half of its life expectancy. 20 year life expectancy is remaining. We would recommend adding TVSS protection on the main switchgear.		DMP
2.	**Distribution System**	The feeders and sub-panels are in good condition. Some panelboards are located in dedicated electrical rooms. There are multiple panels also located flush mounted in corridors. The loads are segregated by type, i.e. lighting, power, mechanical.	3	ES	N/A	The distribution equipment is in good condition. No issues were reported by the custodial Staff. There was one flush mounted corridor panel where the tiles around it were damaged, and should be fixed as soon as possible.	  	DMP

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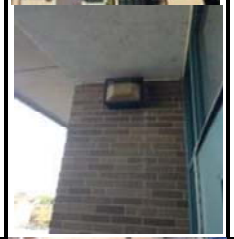
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Branch circuitry is in good condition. There is adequate power receptacles located through out the building.	3	ES	N/A	The branch circuitry is in good condition. No issues were reported by the custodial Staff.	 	DMP
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are generally in good condition. The lighting in the cafetorium seems to still contain metal halide lamping. They are indirect pucks and the lighting does not seem to be adequate without the additional house dimmable down lighting on. Lighting control consists of occupancy sensors in the classrooms and offices along with local line voltage key switches for the common areas. Exterior lighting is controlled by time clocks.	3	ES	L	The metal halide fixtures in the cafetorium should be replaced with high efficiency fluorescent or LED type.	  	DMP

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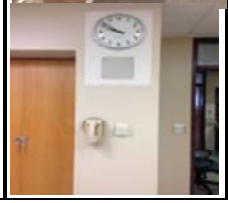
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5.	**Exterior Lighting**	Pole mounted metal halide flood lights are utilized to illuminate the site. Building mounted wall packs are also installed around the building and at egress doors. The exterior lighting is in poor condition.	2	OB	S	It is recommended that the fixtures be replaced with LED and dark sky compliant type.	 	DMP
6.	**Emergency Power**	An exterior natural gas fueled generator in a sound attenuated enclosure manufactured by generac is installed. The generator feeds life safety and optional stand-by loads via separate transfer switches. The emergency system is in good condition and is code compliant.	3	ES	N/A	The emergency system is in good working order and is well maintained. No issues reported from the custodial staff.	 	DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant. Additional battery units are provided in labs beyond what is required by code. There where no wireguards on the gymnasium exit signs.	3	ES	L	System is in good working order. No issues reported from the custodial staff. Wireguards should be added to the gymnasium exit signs.		DMP

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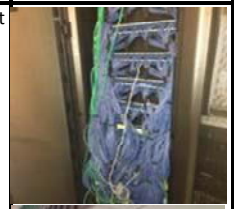
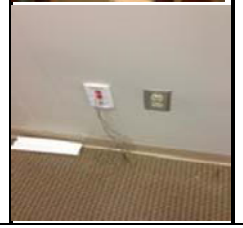
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8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a FCI model 7200.	2	OB	S	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and loading dock. There are numerous CCTV cameras that are fairly new that have been installed through out the school however the person in charge of the installation and completion has left and the cameras are not being used.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with Web access. The cameras that have been installed are not being used and are new and in good condition, these can be used as part of the recommended system.	 	DMP
10.	**Communication / Clock System**	The paging/intercom system are functioning properly. The head end equipment is located in the Admin area. The clock system is functioning properly. The Paging system is a Rauland MCX300 and is integrated with Vodavi telephone system.	3	OB	N/A	The systems appears to be well maintained and functioning properly. No issues reported from custodial staff.	 	DMP

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11.	**Data Systems**	The data system consist of Cat5e data cable. The school serves as the districts head end.	3	OB	S	The data cabling should be upgraded to Cat 6. quantity and locations are adequate.	  	DMP

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22-23 Lowell High School

Freshman Academy

1922 - Kouloheras Building

1980 - Lord Building

Boiler Plant

- Summary Narratives
- Site Analysis Graphics
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Reports
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Reports

Summary Narratives

Freshman Academy
Site

- The site is bordered on three sides by city sidewalks and streets. The NW end of the site is defined by National Park Service property and the High School Boiler Plant. Also, on the NW side is a service court and the only accessible entrance. There are some mature trees and plantings in this location.
- Bus pick-up and drop off takes place on Father Morissette Blvd. Faculty, staff and visitor parking is either in an adjacent city owned parking garage or metered on street parking. Students are connected to the main High School campus by city owned sidewalks which requires crossing, one, one-way side street.
- Note that there is only one accessible entrance from a total of six and it's shared by building services. The main entrance to the auditorium from the street is not accessible.

Building Exterior

- The Freshman Academy is made up of two distinct, but connected buildings of different eras. The building to the NE, adjacent to Father Morissette Blvd is newer and all the exterior components are generally in good condition with the exception of the entrances, total of 6, and the protective security bars at the openings at grade. The entrances are hollow metal doors, frames and sidelights. All six are severely rusted and should be replaced. The roof membrane appears to be near or has reached its life expectancy. We assume this to be the case for the older building, as well.

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Summary Narratives

- The exterior of the older building, located to the SW, has serious issues with the brick that will require considerable rebuilding and repointing. There is evidence of some maintenance of the brick and mortar over the years with mixed results. The windows and panning appear tired; finishes have faded and operable sashes are difficult to operate. There are issues with much of the glazing.
- The signage at the main entrances is left over from before the buildings were re-purposed and should be changed or removed.

Building Interior

- Both of the two connected buildings were extensively renovated, circa 1986. It appears that the renovation at that time was near gut of the existing interiors. As a result the interior construction and finishes are typically from circa 1986 and for the most part in good condition. Exception being toilet rooms, both student and faculty, it is unclear if they were renovated at the same time or if it is a normal wear and tear issue. It should be noted that the interior finishes and accessories in the toilet rooms are not consistent.
- Typical classrooms and other staff and student areas have VCT floors, GWB walls, with exposed brick in some cases, and ACT ceilings, all in good conditions. The millwork is constructed from natural wood veneers with plastic laminate tops or epoxy in science rooms, all in good condition.
- Doors for the most part are solid core natural wood veneers with level type handles, again in good condition. The door frames and side lites are in also in good condition with very few exceptions.

Cafeteria:

- The floors are painted concrete the lower half of the walls are natural wood paneling and the upper part is exposed brick from the original construction. The condition is good. The ceiling has large trusses dating back to the original construction; painted with an acoustic tile infill between. The existing trusses are not fireproofed as required by current code.
- The kitchen, a small separate room, has two serving lines with access through four doors separating the Servery from the Café.
- There are four windows with a SW exposure up high. The Cafeteria opens on to a wide corridor with lockers on each side and daylit from above by three large pyramid skylights. There are colorful tile accents on the walls between lockers, etc. The floors are VCT and the ceiling has a concealed spline acoustic treatment.

Theatre:

- Spatially the Auditorium is similar to the Cafeteria most of a two story volume with large trusses clear spanning with acoustic infill. The Auditorium has a sloped floor at approximately 1:8 which does not meet the MAAB code requirement of 1:12, but in either case would require a variance for other conformity issues if it were built today. The

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seating capacity is 330 and there were not accessible seat location identified, as defined by the current code. There is a short ramp to provide access to the" stage", but the slope doesn't appear to conform and there are no rails as required in the code. The top of the Theatre and adjacent lobby is not accessible. The Lobby is connected to the Street by two short stairs, one each side.

Stairs:

- There is a total of 10 full or partial stairs connecting various level changes and different floors elevations. They vary in age, configuration, conformity, finishes, and the style of rail. Stairs and rails do not conform with current building and accessibility codes. As part of any major building project each stair should be examined carefully and modified as required to meet the latest accessibility and building codes.

Elevator:

- There is one elevator connecting both building and multiple levels. The elevator is 4' x 4'-6", 1800lb. capacity and has two doors to accommodate partial level changes. The elevator provides accessibility to most of the buildings. There are a number of locations within the building that are not accessible; 1) the back of the Theatre and adjacent Lobby, 2) the support spaces behind the stage. 3) The first floor of the front building has two long ramps which need to be verified for conformity

Structural:

- The overall condition of the structure appears to be in fair to good condition, with the exception that a few items will require attention.

MEPFP:

- Fire Protection - There are areas of the building without coverage of a wet sprinkler system. The system should be supplemented to cover all areas of the building. The fire pump requires servicing and a backflow preventer should be added. Dirty sprinkler heads should be cleaned.
- Plumbing - The cold water system is in good condition. The hot water system requires the addition of a recirculation system with a master mixing valve and expansion tank. Storm and Sanitary Waste piping is in good condition. Plumbing fixtures including water closets, urinals and lavatories appear to have been recently replaced.
- HVAC- Heating and ventilating units are in fair to poor condition. Heat exchangers show signs of having corrosion. Both will be required to be replaced in the near future. Grilles are dirty indicating filters have not been replaced regularly and ductwork should be cleaned. It is recommended that the present pneumatic automatic temperature controls be replaced with a DDC system. Exhaust systems should be replaced.
- Electrical - The main service is in poor condition and should be replaced. Branch circuits are in fair condition except neutral conductors appear to be shared and many outlets that are near sinks are not GFCI protected. These items should be corrected. There is no emergency source of power. It is recommended that an emergency generator be provided. The fire alarm system is in poor condition and should be

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replaced. Lighting fixtures have recently been upgraded with more energy efficient lamps and ballasts, however there are a number of damaged fixtures which should be replaced.

1922 - Kouloheras Building

Site

- The site is bordered on two sides by city owned sidewalks and streets; Father Morissette Blvd on the NW side and Kirk Street on the SW side. The NE elevation opens up to a landscaped stretch with mature trees, concrete walks and park benches overlooking the Merrimack Canal. All of which is very well maintained. The SE elevation characterized by overgrown vegetation and mechanical equipment adjacent to the building and a cobblestone access lane that provides general and fire access to the NE side of the building. Bus drop off and pick up happens on Father Morissette Blvd. resulting in serious traffic and safety issues on this busy public road.
- The 1922 building is connected at the second level by two enclosed bridges, spanning over the Merrimack Canal to the 1980 building. Pedestrian traffic from the Freshman Academy uses the city sidewalks and is required to cross Kirk Street to access the main campus. The main entrance has a stair and ramp fronting on Father Morissette Blvd and is the only handicapped accessible entrance to this building.

Building Exterior

- What is referred to as the 1922 Building originates in 1892 with the Colburn Building and followed by a major addition in 1922 and a smaller one 1995. The yellow brick exterior and mortar are in excellent condition with very few exceptions. However the steel lintels supporting the brick at the lower level basement window openings have rusted. The extent of the deterioration must be investigated to determine the level of repair or replacement required. The façade has decorative brick coursing, limestone features and granite base and sills. All the granite elements are in excellent condition and require nothing more than repointing or new sealant. The frieze at the 1898 Building has a number of pieces missing. Fortunately, these units have been salvaged and should be replaced at some point.
- The windows in the 1995 building are single hung units and original. The windows in the 1922 and 1892 Building were replaced as part of the 1980 Building project. The glazing and mechanisms for these single hung windows should be serviced or replaced. There are a number of failed insulating glass units that require replacement and the glazing beads are failing and require replacement. It is probable that all of the other insulated glass units will fail sometime in the near future. Large window walls have insulated glass units set with dry gaskets. These glass units are also failing and the gaskets are coming out of the glazing channels in some areas. All the storefront entrances systems should be replaced, except the main entrance off Father Morissette Blvd.
- The pitched roof of the 1892 Building was recently replaced with imitation slate along

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with the copper gutters and leaders. The workmanship appears to be of the highest quality. The flat roofs of the 1922 and 1995 Buildings are in poor condition. The roofing is pulling away at the parapets, the adhesives and fasteners holding the membrane have failed, and we suspect that the substrate has been compromised. In all likelihood the roof is original to 1995 and definitely should be replaced. At minimum it should be repaired until it can be replaced. There are a number of penthouse structures that appear to be abandoned in place. These structures should be removed if no longer functional. The insulation on the exposed ductwork on the roof should be repaired and/or replaced. The 1922 Building has a series of light wells cover by skylights that are original to that date. As a result of renovations to the 1922 Building in 1995 these light wells are now of very little value. At minimum the old copper and wired glass skylights should be replaced with a new aluminum, acrylic skylight system. The low roof, at the basement level, adjacent to the courtyard should be replaced. The Kalwall translucent skylights are well beyond their intended life expectancy and should be replaced, as well. This will greatly improve the quality of light in the rooms below.

Building Interior

- The type and condition of the interior finishes vary greatly depending on the age of the construction and the floor level. Corridor floors in the 1892 Building are generally a vinyl sheet product. The lower level, primarily occupied by the ROTC program, the corridor floor finishes are rubber or VCT with scattered walk off mats. The upper floors in the 1922 Building are terrazzo and VCT in the 1995. The basement floors are painted in both the 1922 and 1995 and are generally in poor condition with spalling and cracks.
- Wall finishes in corridors have been partially renovated in 1995, with a particular emphasis on the corridor intersections. Most walls are painted plaster or GWB with some natural wood paneling. The 1898 Building has a painted wood wainscoting in most corridors. It looks very dated, but is otherwise functional. The single tier lockers lining both sides of the corridors are in good condition with just a few exceptions. The ceilings are generally ACT with some painted GWB soffits. The condition of the ACT varies a great deal from “like new” to missing and/or need immediate replacement.
- The basement walls in the 1892 Building are both painted and natural brick, as well as GWB. The finishes are often unique to this particular program and in good condition.
- Flooring in typical classrooms on the upper levels are carpet in the 1898 Building, natural hardwood strip in the 1922 Building and VCT in the 1995 Building. Walls are painted plaster or GWB. Walls in the 1892 Building have a painted wood wainscoting with painted plaster above. All visual display boards are old and need to be replaced except in the 1995.
- Ceilings are ACT or painted plaster with exposed piping and electrical. Doors and frames are wood in the 1892 and 1922 Buildings. Hardware is not code conforming and door finish is worn. Wood doors should be refinished or replaced and be provided with new hardware. The 1995 Building has hollow metal frames and flush solid core doors with lever hardware sets.

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Restaurant (Faculty Dining):

- Floors are carpet with painted (orange) walls and ACT ceilings. An effort has been made to recreate a restaurant dining room atmosphere including a stainless steel salad bar, wall hangings and a station for a hostess.

Restaurant Kitchen:

- Culinary Arts program is part of the High School curriculum. The finishes in the kitchen are in poor condition and should be replaced. The equipment appears to be in fair condition, but should be evaluated by a food service consultant and/or in interviews with the faculty.

Main Lobby:

- The main lobby is new to 1995. The floor is porcelain tile with a diagonal pattern with recessed walk off mat in front of the entrance. The walls are mostly natural wood paneling with limited amounts of painted GWB. The ceiling is ACT and the lighting is CFL and decorative surfaced mounted globes. All the finishes are in good condition. The doors and frames to the auditorium are fire rated painted metal. The railings are painted steel and appear to be conforming, as are the stairs. There are dedication plaques on each side of the main Lobby. The toilet rooms off the main Lobby have ceramic tile floors and walls. Painted GWB ceiling are in good condition.

Auditorium:

- Auditorium dates back to 1922, but was renovated as part of the 1995 Building addition. A new front lobby was created at that time with direct access from main entrance. This lobby was made accessible with a wheel chair lift as was the auditorium stage. The auditorium seats about 1,400. About a third of the seats are in the balcony which is accessed from a stair in back of the house along with the control room. The auditorium seats appear to have been refurbished as part of the renovation. For the most part they are in good condition. The floor is painted under the seats and the aisles are carpeted. The facility appears to have adequate lighting and sound systems, as well as a full fly with all the necessary rigging, curtains and access. Access to the back of the stage is from two stairs, which of course, are not accessible. The stage is in good condition, but the front of the permanent thrust should be repaired or replaced, especially the return air grilles.

Band and Choral:

- Both the Band Room and Choral have built in tiered risers. The top tier only is accessible in both cases. The floors, treads and risers are carpeted. The back wall is Tectum, an acoustic absorbent material, and the other walls are GWB with display boards. The ceilings are ACT. The lower level in each of the rooms connects to the lower landing of a stair to provide the required second means of egress. Both of these spaces would benefit acoustically from larger volume.

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Life Skills or Collaborative:

- The NE side of the basement level is being renovated this summer. A suite of rooms are impacted. The construction is GWB walls and presumably VCT floors and ACT ceilings, but this needs to be confirmed. There will be various spaces for life skills; i. e., laundry, toilets and kitchens, but again the exact scope needs to be confirmed.

Lowell Community Health Center:

- The Health Center has been recently renovated. The history is unknown, but the overall condition of the suite is excellent. All finishes are relatively new and well maintained. All spaces appear to be accessible. There are new doors with side lights to provide proper visual monitoring. The casework is in good condition. Privacy curtains are provided where required and are in good condition. It is not clear if this is a High School facility or if it is run by a local hospital or advocacy group.

Toilet Rooms:

- Toilet rooms in the 1892, 1922 and 1995 Buildings were either renovated or built new in 1995. The condition varies depending on use. The Staff and Girls toilets are generally in good condition; the boys are in various states of disrepair. The hard ceilings are very often stained; the cause is unknown, but clearly the source and the ceilings need to be fixed. From our observations most if not all the toilet partitions are being replaced this summer.

Stairs:

- There are a total of 8 full and 4 partial stairs connecting 4 floors. Partial stairs include the main entry, access to the back of the auditorium and balcony and access to a loft space in the 1892 Building. They vary in age, configuration, conformity, finishes, and the style of rail. Most have rubber treads and some have rubber risers, too. The main Lobby stairs are porcelain. Stairs and rails (mostly painted steel) do not conform to current building and accessibility codes. As part of any major building project each stair should be examined carefully and modified as required to meet the latest accessibility and building codes. Stair shafts have glazed walls off of corridor. Most of the glazing is wire glass. Exit devices on some doors were not fully latching. Consideration should be given to replacing all of this glass with fire rate glass.

Elevator:

- There are two elevators, one in the 1922 and one in the 1892 Buildings. There are also two Wheelchair lifts, one at the main entry to address a change in elevation and one at the front of the stage. Neither elevator meets the size requirement for stretcher access. The wheel chair lift in the main Lobby is not permitted under the new MAAB accessibility codes, but the stage lift is. The elevators provide accessibility to most of the building. However, there are a number of locations within the building that are not accessible; 1) the back of the auditorium, balcony and control room, 2) access from

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back of the stage. 3) Lower level of the band and choral rooms. 4) The upper loft space located in the 1898 Building. This is a staff area so it may be exempt from the accessibility requirement.

Structural:

- The building structure generally appears to be in good condition with the exception that a few items will require attention such as, rusting steel lintels in exterior brick walls at ground floor window openings and roof leaks and drain blockages.

MEPFP:

- Fire Protection - The building is mostly protected with an automatic dry sprinkler and wet stand pipe system. Sprinklers should be added at areas without coverage.
- Plumbing - The domestic cold water system is in good condition. Hot water is generated by a gas water heater and stored in a tank. It is recommended that a master mixing valve and expansion tank be added. Water should be stored at 140 degrees F. The system is in otherwise good condition. Sanitary waste piping is in good condition except that basement toilets have overflowed during heavy rainstorms. The cause of this problem should be investigated. Storm drainage piping is in fair condition. Consideration should be given to connecting roof downspouts at Colburn Hall to below grade piping. Most water closets, lavatories and urinals appear to have been replaced recently. Water coolers which were in poor or nonfunctional condition have recently been replaced. The building is serviced with natural gas and the system is in good condition
- HVAC- Steam from the boiler plant is converted to hot water which serves fin tube radiators throughout the building. Gas fired roof top units provide ventilation for the building. Cooling for the auditorium is provided by rooftop units and a chiller. These systems are in fair condition. However the heat exchangers and circulation pumps are corroded and will need to be replaced soon. Many ceiling diffusers and grilles are dirty indicating that equipment filters should be replaced more frequently and ductwork cleaned. The automatic temperature controls system should be supplemented with DDC thermostats. All pneumatic control systems should be replaced with new DDC systems.
- Electrical - The main service installed in 1990 is in fair condition but the secondary switch board which dates earlier should be replaced. Panel feeders are in fair condition but panel boards should be replaced. Branch circuits require updating to separate neutral conductors. Lighting fixtures are in fair condition. Lamping and ballasts have recently been updated. Emergency power is provided by a generator located in the Boiler Plant. An abandoned generator in the basement should be removed. It is recommended that the clock and paging systems be replaced. The fire alarm system is outdated and should be replaced.

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1980 - Lord Building

Site

- The site is bordered on two sides by city sidewalks at Father Morissette Blvd. and Aracand Drive. The NE end of the site is defined by a lawn area with mature trees between the building and the canal. Trolley tracks run through the lawn area. There is a service court with a loading dock on the SE side. Access to this is via a drive which extends around the west side of the school and connects to Father Morrisette Blvd. Pedestrian paved areas at the main entrance have recently been replaced but portions still remain damaged and should be replaced.
- Bus pick-up and drop off takes place on Father Morissette Blvd. Faculty, staff and visitor parking is either in an adjacent city owned parking garage or on metered street spaces. Student access to the main High School campus is by city owned sidewalks which requires crossing streets. The main entrance, as well as all five secondary entrances are accessible to persons in wheelchairs.

Building Exterior

- The 1980 building consists of two major components, Field house/Natatorium building and the Academic Building. They are connected by a glazed lobby. Overall the condition of the exterior is in fair condition with the exception of specific components. The roof of the field house is corrugated metal that slopes down to a built in gutter which extends around the whole perimeter of the building. It appears that the gutter is failing and water is entering the wall below causing staining and spalling of the brick facade. This condition should be corrected as soon as possible in order to prevent further damage to the brick wall. The windows in the academic building will need glass and hardware replacement in the near future. Glazing materials at the glass are beginning to deteriorate and the seals on the insulated glass units are failing at a large number of windows. This is evident by the moisture observed in the air space between the two sheets of glass. Opaque panels made of cement asbestos that occur in storefront wall transoms and soffits should all be replaced with new painted aluminum panels. Sealant in joints at the perimeter of aluminum window frames and brick to brick joints both at the field house and the academic building have deteriorated to the point where they should all be replaced. The cement asbestos panels that clad columns and beams are is various stages deterioration, some have been replaced with painted plywood panels (assumed to be a temporary fix), and some have been broken but remain in place and all of the others have been damaged to some degree by the weather. Replacement of these panels with asbestos free fiber cement panels is recommended. The broken ones should be replaced as soon as possible and all others in the not too distant future. In addition some of the exterior doors at secondary entrances will require replacement soon.
- The exterior brick as well as the split faced concrete block at the ground level appear to be in good condition. The flat EPDM roof on the Academic building also appears to be in fair to good condition.

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Building Interior

- The condition of the interior finishes generally depends on the age of it. The range is from good to poor. Almost all of the floor finishes in the classrooms and corridors on the 3rd floor have been replaced this summer with vinyl composition tile. Flooring at similar areas on the first and second floors are in good condition. Most ceilings are suspended acoustical tile and are in fair condition. Stains were observed at many locations, indicating either roof leaks or equipment leaks. The specific cause of these stains should be looked into. Most doors are in fair condition. Interior partitions are constructed of either steel panels, gypsum wall board or concrete block and are mostly in fair condition. Steel lockers located in the corridors are also in fair to good condition.

Classrooms:

- Some of the floors which had been carpeted have recently been changed to VCT. Many walls are constructed of metal wall panels which do not extend up above the acoustical tile ceilings. Though most of these wall panels are in relatively good condition the fact that they stop at the ceiling raises the question of whether there is adequate acoustical separation between classrooms. Most ceilings are suspended acoustical tile ranging from fair to good condition. Lighting appears to be adequate in most locations.
- Laboratory benches and fume hoods in the science classrooms appear to date from the 1995 renovation. Though they appear to be somewhat worn, they appear to be functioning adequately. However they will most likely have to be replaced in the not too distant future.

Library:

- Walls are painted gypsum board in secondary spaces with wood paneling or built in shelving in more prominent areas. Floors are carpeted and in fair condition. Ceilings are suspended acoustical tile with areas of gypsum board edging, generally in good condition, except for a few stains. Lighting appears to be generally adequate except in the main reading area. Fixtures should be modified or replaced to provide illumination of greater intensity. It appears that more computer stations could be achieved (as requested by the Librarian) by modifying the study desks.

Toilets:

- Most toilets have tiled floors and walls. Generally teachers and girls toilets are in good condition while boys toilets have occasional damaged walls, toilet partitions and accessories. Ceilings are gypsum wall board in fair condition except for occasional stains. Painted metal toilet partition have recently been replaced with new plastic ones.

Cafeteria / Serving Kitchen:

- The finishes in the Cafeteria and Serving Kitchen are in good condition. Walls are mostly painted concrete block or gypsum board. Floors throughout are vinyl composition

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tile and ceilings are suspended acoustical tile. Columns are clad with gypsum board with wood wainscot. Although the cooking kitchen is down the corridor at the opposite end of the building, the staff indicated they have no problem with this situation. Finishes in the kitchen are in fair condition. Kitchen equipment appears to be functioning adequately and is also in fair condition.

Athletic Facilities:

- The second floor Gymnasium finishes appear to be somewhat worn, most being in fair to poor condition. Basketball backstops are old and should soon be replaced. Many of the Tectum sound absorbing wall panels are damaged and should be replaced. The synthetic athletic flooring is worn but still usable. Telescoping bleachers appear to date from the original construction and do not meet current safety and handicapped access standards. The space could benefit from installing divider curtains to segregate individual classes.
- The lower level pool area appears to be in functioning condition though certain items should be repaired or replaced like rusted door frames and damaged tile wall bases. The locker rooms and shower rooms are ready for a complete renovation. The gang showers to not meet current plumbing code requirements and most lockers are in pretty worn condition.

Stairs:

- Stairs are constructed of steel with concrete treads covered with rubber flooring material. Deteriorated rubber treads should be replaced. Though they are somewhat steep though they appear to conform to the building code in force at the time they were built. Guard rails that occur at some stairs do not conform to the current code. It is recommended that guard rails that do not conform to the current code in height and opening size be modified. Also the current code does not allow occupied rooms to enter directly into the stair shafts as occurs at the two stairs at the north. Storage cabinets located at the NW stair 1st level are not allowed by the current building code.

Elevator:

- The elevator is not in very good condition, the cab finishes are completely worn and in need of replacement. The size will not accommodate and emergency stretcher. Serious consideration should be given to replacing it with a new larger one. At a minimum the cab finishes should be updated.

Structural:

- The building structure appears to be in good condition with the exception that a few items will require attention, such as deterioration of concrete slab at the pool deck and the upper portion of brick walls at the Field House.

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MEPFP:

- Fire Protection - The building is mostly protected with a wet sprinkler and stand pipe system. It is recommended that supplemental coverage be provided at areas with no sprinklers, such as the loading dock. There are also no sprinklers at the natatorium.
- Plumbing - Cold water piping is in good condition. Hot water is generated by two un-insulated gas fired water heaters. It is recommended to insulate the storage tanks and provide a master mixing valve. Sanitary waste and storm drainage piping are in good condition. Water closets, lavatories and urinals are in good condition. Many broken drinking fountains have recently been replaced. The building is served by natural gas for boilers, water heaters, kitchen equipment science labs and an emergency generator. All piping is in good condition
- HVAC- Heating, ventilation and cooling is provided by rooftop units that are in fair condition. It is recommended that all instantaneous water heaters that serve rooftop units be replaced with a high efficiency boiler. All hot water piping now not insulated and exposed to the weather should be covered with insulation. Dirty diffusers are an indication that filter should be replaced more frequently and ductwork be cleaned. More DDC thermostats should be added to provide increased comfort and energy efficiency. Heating units for the field house are in poor condition and are not providing good air quality. They should be replaced. The pool water treatment and heating system is showing sign of corrosion and is in poor condition. It should be replaced. Exhaust systems throughout the building are at the end of their life span and should be replaced. Much of the Automatic temperature control system is pneumatic type and should be replaced with new DDC controls.
- Electrical - The main switchboard is in poor condition and should be replaced. The emergency generator does not have the capacity to provide power for the heating system and it is not located in a fire-rated room. It is recommended that it be replaced and located in a dedicated fire rated room. The distribution system requires updating with new wiring and panel boards to meet the current electrical code. Light fixtures have recently been updated to make them more energy efficient. They are generally in fair condition. The fire alarm system is in fair to poor condition and should be replaced. A new clock and communication system is recommended to replace the existing one. Data cabling has been updated but further updating is recommended.

Boiler Plant

Site

- Two pairs of doors front on French Street sidewalk. The National Park Service occupies the building to the northwest. The freshman Academy is located to the southeast and is separated by a service court. A dysfunctional overhead door opens onto the service court from the Boiler Plant. There is a substantial brick chimney located on a lot to the southwest which also serves as the accessible entrance to the National Park Service building. There are some lawns and mature trees on the Paige Street side.

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Building Exterior

- The date of construction is unknown, but there was a substantial renovation to the existing structure circa 1996 including new systems. The windows were replaced at that time; however the doors appear to be original. The overhead coiling door was damage in an exterior fire and should be replaced. Also we are told that it cannot be locked and thus the Boiler Plant cannot be secured. The solid brick exterior walls are in fair condition. The existing free standing brick chimney is still active and is in good condition. The Boiler Plant is connected to the 1922 Building by way of a tunnel under Kirk Street and to the Freshman Academy by exposed pipes at the third floor spanning the distance between the two structures. The roof and penthouse were not accessible at time of the visit.

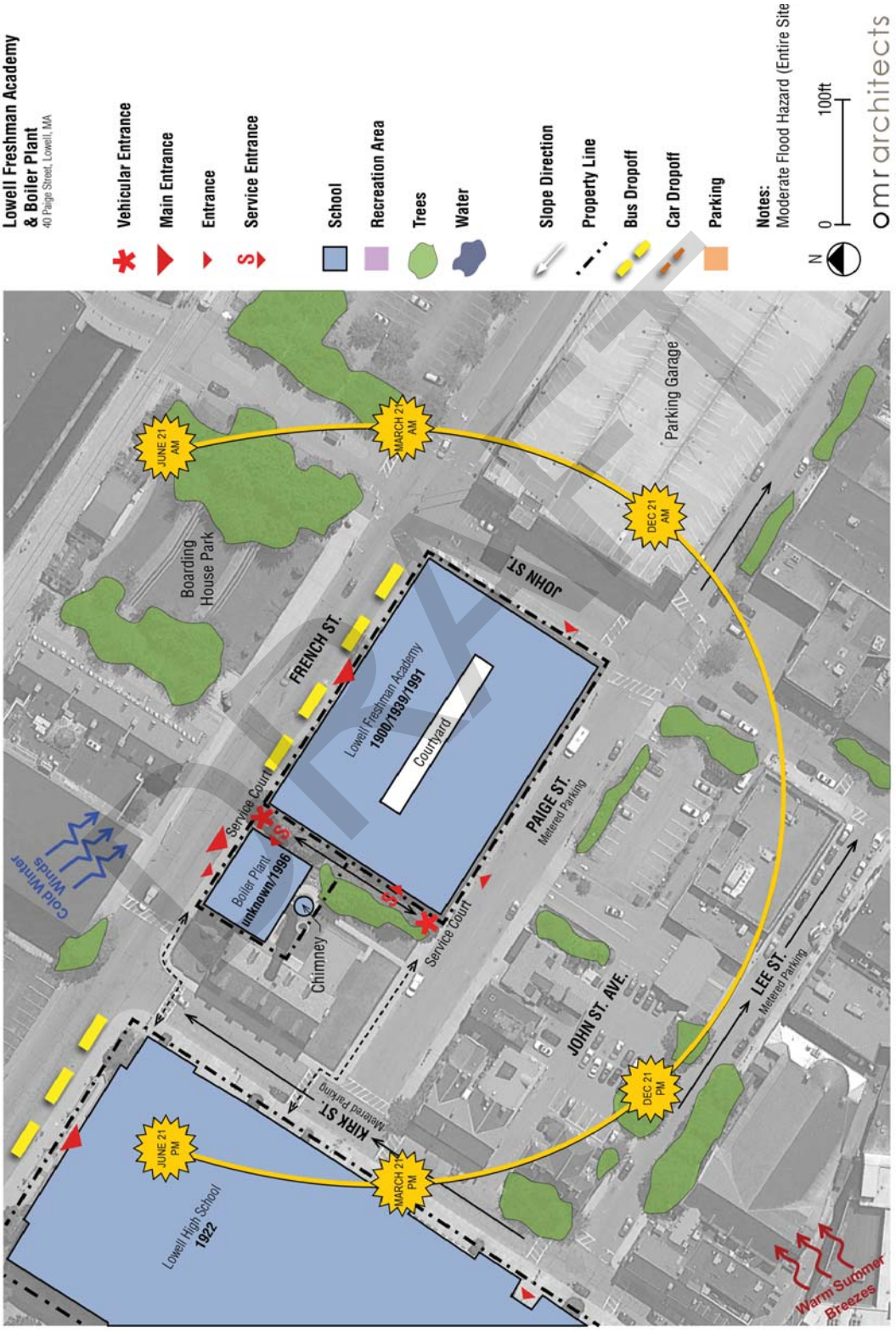
Building Interior

- The interior of the exterior walls are exposed painted brick. There are areas where the brick is severely compromised and requires attention. A separate rated CMU room as required by code was constructed in 1996 for the emergency generator within the existing space. There is mechanical equipment abandoned in place and should be removed. A ladder with a cage provides access to the penthouse & roof. The roof has exposed structure. There is stair access to the tunnel under Paige Street in the west corner. The floor is painted brick or stamped concrete in fair condition. There are concrete housekeeping pads under the boilers & pumps.

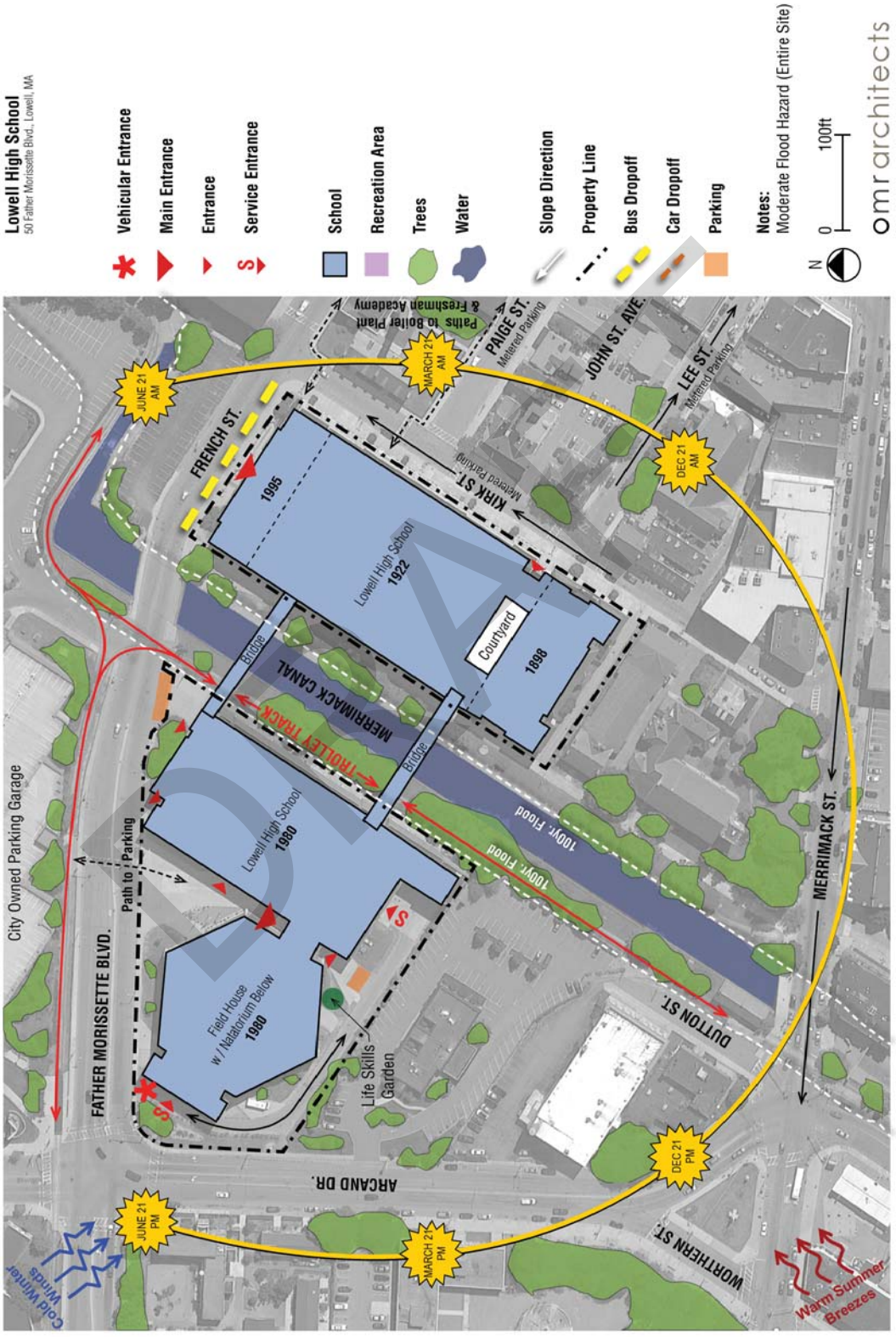
Refer to the architectural, structural and mechanical system existing conditions reports for more information.

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Site Analysis Graphic - Freshman Academy



Site Analysis Graphic - Main Campus



Photographs - Freshman Academy



Existing brick is in fair to poor condition and should be refurbished. The main entry to the theater is not accessible. The hollow metal entrance unit should be replaced.



Southeast elevation of the older building with decorative detailing and materials. The existing brick has been repaired and repointed over the years and continues to need attention.



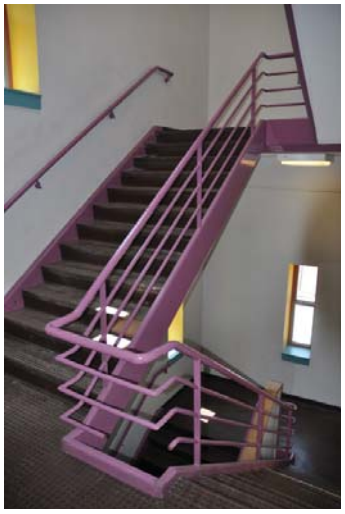
Steam piping overhead between the Boiler Plant and The Freshman Academy.



Corridors are typically in good condition with few exceptions; also renovated circa 1995. Student lockers are generally in good condition.



Renovated circa 1985, typical classrooms are generally in good condition with only specific deficiencies that vary to address.



Stairs were renovated and for the most part in good condition. There is work required to rails and nosing to bring some of them up to current code.

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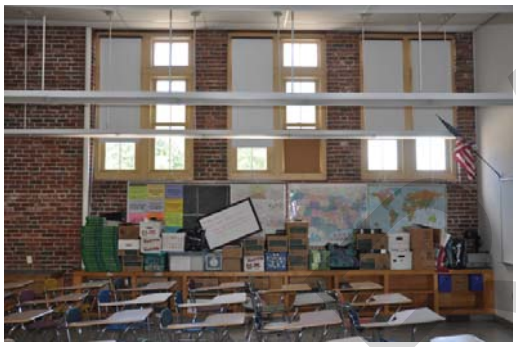
Photographs - Freshman Academy



An example of vinyl composition tile failing in a classroom.



Example of a renovated computer lab in the older of the two buildings. Aside from some minor remedial work the space is still appealing.



Looking toward the existing exterior wall. Note the high windows and ceiling.



Lobby outside of Cafeteria and Theatre is a pleasant space daylit from above.



Toilet partitions are being replaced in all student toilets; Summer of 2013.



Example of corridor in the older section of the building. Atypical two tier lockers have been added most likely to address overcrowding.

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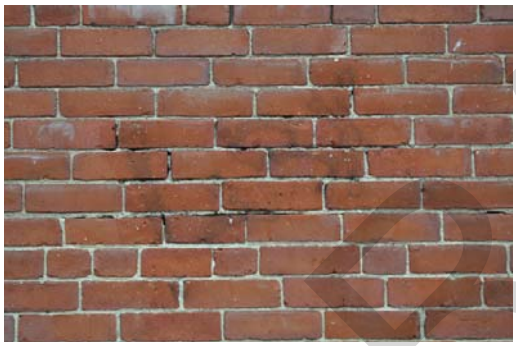
Photographs - Freshman Academy



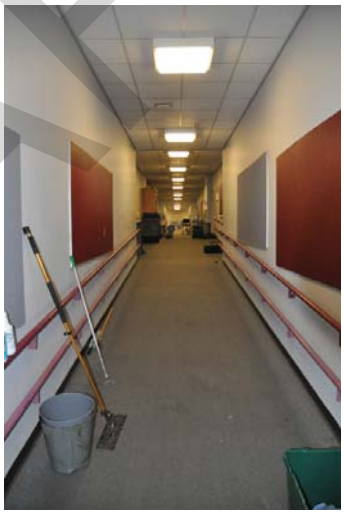
Computer lab in the newer of the two buildings. Exterior single hung aluminum windows have replacement sash but original trims. Solid masonry exterior walls.



Window and panning were replaced circa 1985. Both are in fair condition; finish is chalking. Solid masonry exterior walls.



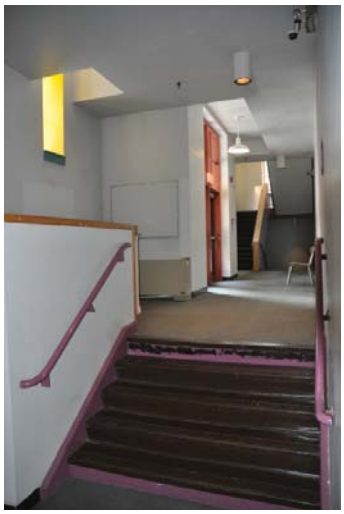
Older masonry is failing in places and should be repaired and repointed as required. This is typical of the older of the two buildings only.



Long ramp up in newer building to Guidance and administration. The ramp appears to meet current standards for accessibility.



An example of a space that was renovated in 1985 and still looks and functions well. Three monitors are post mounted in the center of the room. This is a fairly typical installation.



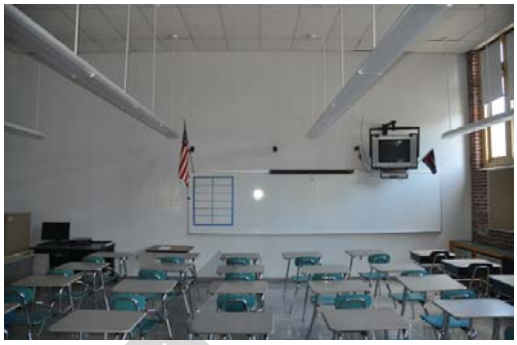
The main entrance to the Theatre from the street is not accessible.

DRAFT

Photographs - Freshman Academy



Although it is far from typical there are many areas that require attention.



Some of the classrooms at the lower level of the newer building have very high windows and ceilings because they are below grade. The effect is reasonably pleasant.

Not an uncommon sight in the Freshman Academy; an example of damaged floors, walls and ceilings requiring maintenance.





Two tier lockers built in each side of corridor. Date of lockers is unknown; condition looks good.



The Theatre is an unusual space but appears to function well. The stage is a low platform without a full proscenium.



Cafeteria serves the Freshman Academy only. Food is prepared in the main high school kitchen. The Servery is very small.

DRAFT

Photographs - 1922 - Kouloheras Building



Looking southeast from across the canal and under the bridge at the 1922 Building. The overall effect of both the building the surroundings is appealing.



Southwest elevation of the original 1892 Building with a cobblestone access lane. The façade is in remarkably good condition given the age.



Looking northeast down Kirk Street. The 1922 building is in the foreground and the 1995 addition is in the background. The original 1892 is not captured in the picture. Again, the overall condition is good with a few exceptions.



The 1995 addition to the front of the 1922 Building. In addition to adding program space the addition address the accessibility issues to the auditorium and the school in general. This is the only accessible entrance.



The roof sustained catastrophic damage in Hurricane Sandy. The membrane has pulled away from the parapet's. This issue should be address before there is a major failure.



The penthouses and skylights structures require work and should be part of any major roof project.

DRAFT

Photographs - 1922 - Kouloheras Building

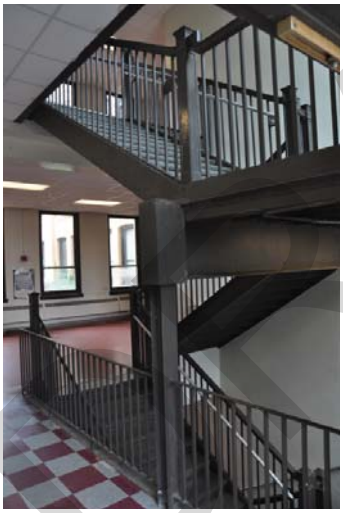


The insulation on the exposed ductwork serving the auditorium has failed.



The pitched and flat roofs of the 1892 Building was recently replaced w/ imitation slate and EPDM membrane. The gutters and downspouts have all been replaced with copper to about 10' above grade. The materials and workmanship is first rate.

Many of the stairs are original and date to 1892 or 1922 and thus do not meet current codes for rails, guards, treads and risers. The finishes have been replaced over the years but are not uniform and appear dated.





Typical classroom in the 1892 Building. Original painted wainscoting behind the fin tube radiation. Carpet is stained and worn. Ceiling and lighting have benefited from fairly recent renovations.

Typical corridor in the 1922 Building also renovated in 1995 with the exception of the terrazzo floor, wood doors and trim which are original to 1922.





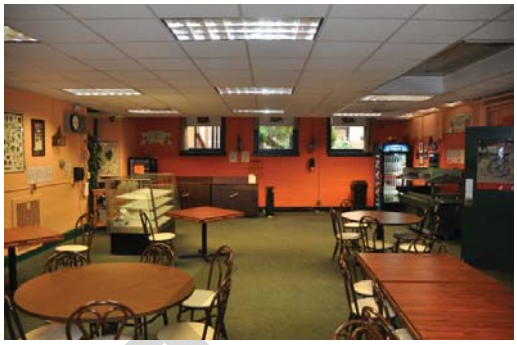
A suite of rooms being renovated in the basement of the 1922 Building for Special Ed or Life Skills. Should be ready for occupancy Fall 2013.

DRAFT

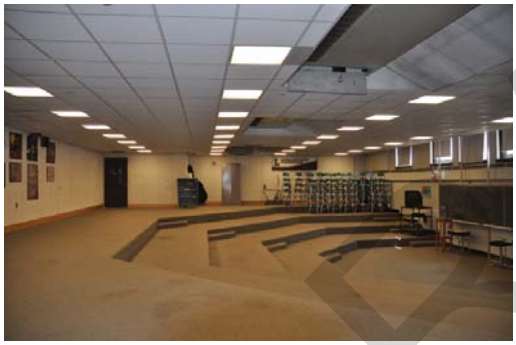
Photographs - 1922 - Kouloheras Building



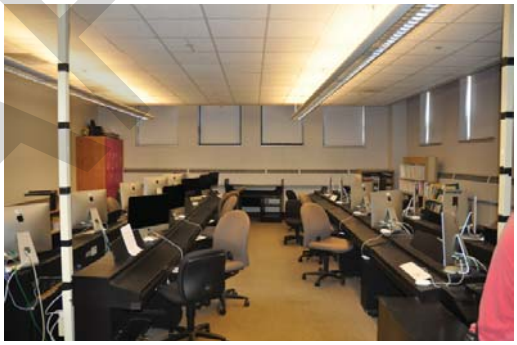
Evident from the image that the interior finishes are substandard. The culinary arts faculty and staff should be interviewed by a food service consultant to determine the condition of the equipment.



The “restaurant” dinning space is for faculty only. There is a successful effort to decorate the space in the image of a real restaurant. Unfortunately there are no views almost no natural light.



The band and choral rooms are similar in design and finishes with built in carpeted risers and wood fiber acoustic material on the back wall. The spaces are not fully accessible.



The MIDI lab located with the music program at the basement level. The finish floors are carpet and should be replaced with a resilient material.



The toilet rooms have been renovated as part of the 1995 project. Generally the floor and wall tile is in good conditions. Many of the drywall ceilings are stained. Toilet partitions are being replace as part of a school wide project; summer 2013.



Hallway in the 1922 Building opening on to a stair and one of the connecting bridges. The flooring is rubber, the walls original plaster the windows have been replaced; probably in 1980. The ceilings are all old and stained.

DRAFT

Photographs - 1922 - Kouloheras Building

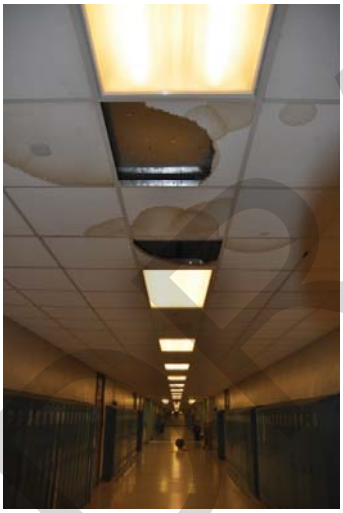
Despite fairly recent and ongoing maintenance many toilet rooms, mostly the boys, are in state of disrepair. The faculty and girl's rooms are in good condition.





Typical science room in the 1922 Building. The millwork appears to be original to 1922. Separate lab and lecture zones within each classroom.

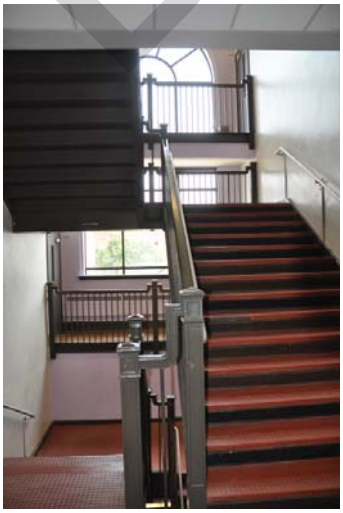
Damaged, stained or missing ceiling tiles is a fairly common occurrence throughout all the buildings. The cause varies from failed flashing and roofing to leaky pipes and to a lesser degree vandalism.





Typical older classroom. Painted wood trim and wainscoting. Carpet needs to be replaced. Ceiling and lighting in good condition; exhaust air grill needs to be cleaned.

A stair in the 1922 Building. The treads, risers, and railings all need to modified to meet current code. Nosing are no longer permitted at stair risers. Finishes worn and in some cases missing altogether.





A typical toilet room with tile floors and walls and painted gypsum board ceilings all dating to a renovation in 1995. The toilet partitions are new as of the summer of 2013.

DRAFT

Photographs - 1922 - Kouloheras Building



Classroom w/ original hardwood flooring and wood trim. These classrooms are one of the few spaces that do not have suspended acoustic ceilings. The lighting replaced; probably in 1995. Single hung windows date to 1980 and require service.



An example of the modifications to a typical classroom in the 1922 Building. Note the ductwork enclosure for new mechanicals dating to the 1995 renovations.



A mezzanine was created in 1995 for faculty offices. A ceiling was later hung to separate the from the lower level. Finishes are in good condition, but the space is not accessible and is serviced by only one stair. This may be a code violation.



As mentioned in a previous caption the sub floor in the 1892 building is not suitable for VCT as evident from the image. An alternative product should be used like the vinyl sheet product on the level below.



The auditorium is original to 1922 but was fully renovated in 1995. The renovation included refurbishing the existing seating & air conditioning. The overall effect is appealing for the approximately 1400 seat auditorium.



The 1995 addition to the 1922 Building is in excellent condition. The image captures the new lobby to the existing auditorium

DRAFT

Photographs - 1980 - Lord Building



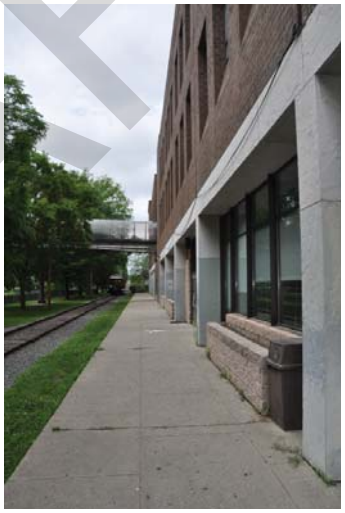
Exterior access through hatch to pool equipment and egresses from field house and natatorium.



Representative example of the brick failing at the field house. The internal gutters leaking and water getting behind the brick is the most likely cause of the failure.



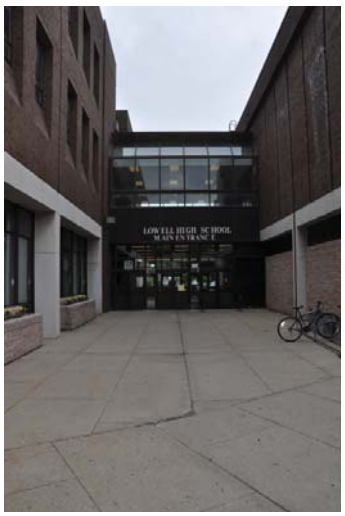
The southwest elevation of the Field House. Note the failing brick veneer most likely a result of leaks in the built in gutters and leaders. The Life Skills teaching garden is in the foreground.



Looking northeast with the canal on the left and the 1980's building on the right. The trolley tracks running parallel to the building and one of two bridges in the background.



Satellite antenna with ballast on an EPDM membrane roof. The metal roof of the Field House is in the background. The parapets have membrane flashing and metal caps.



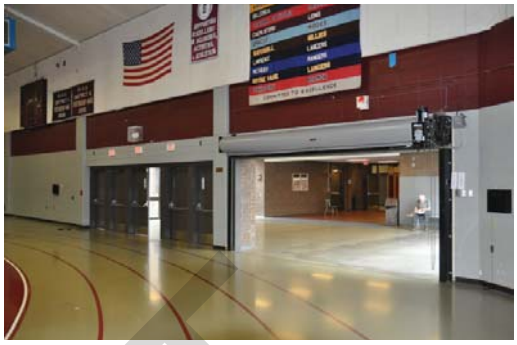
Main entrance is very remote from the street. The entrance is in poor condition. The field house id to the right and admin and academic are to the left.

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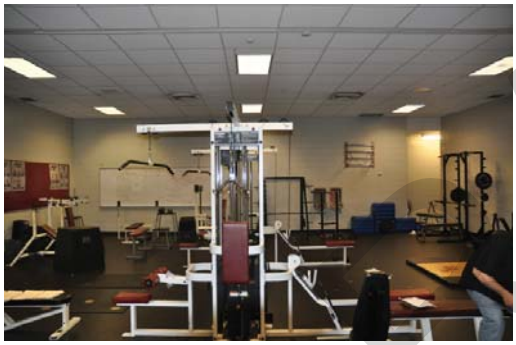
Photographs - 1980 - Lord Building



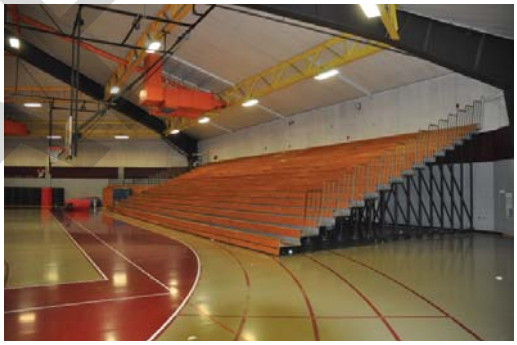
The front of the building on Father Morissette Blvd is generally in good shape. The materials and foundations of the school message sign are failing and require remediation or replacement.



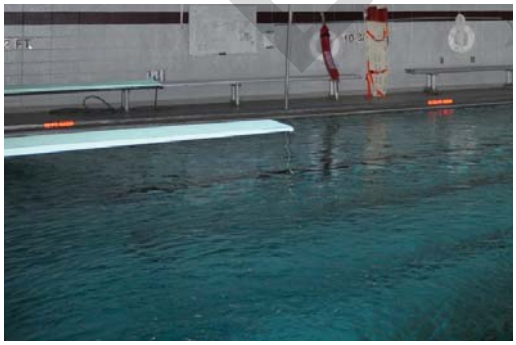
The athletic synthetic flooring in the Field House lobby is very worn. The space is daylit with a translucent element at the roof peak (not shown).



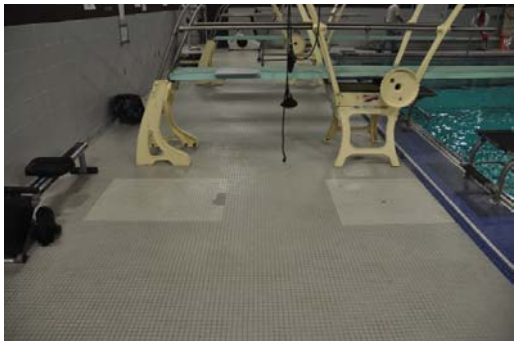
Fitness room is in good condition.



Large field house. Bleachers do not conform to latest accessibility codes. Synthetic floor is original and needs to be replaced.



Natatorium finishes are in fair condition, but dated. Mechanical systems need to be replace and pools systems should be checked.



Close up of patches to the tile pool deck. Two, one meter diving boards.

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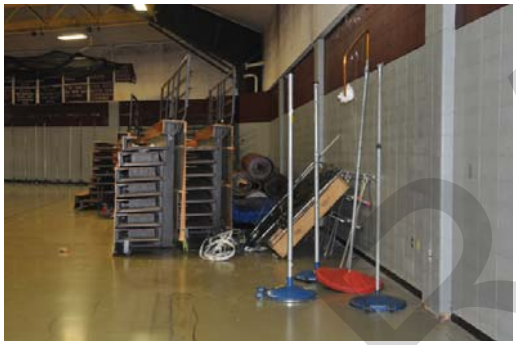
Photographs - 1980 - Lord Building



The locker rooms are in need of a full renovation. The design and layout of locker rooms have changed since these were constructed in the '80's.



Tile floors in disrepair in existing locker rooms. Some locker rooms have painted floors. Finishes should be replaced.



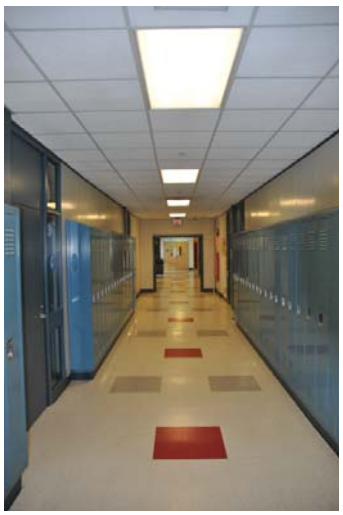
Storage of bleachers and miscellaneous gym storage within the Field House. A gym storage room exists, but it is either inadequate or inconvenient.



Looking east at the loading dock and service court. The walks, curbs and paving are in fair condition. A small emergency generator and a transformer behind a rusted chain link fence.



Generous connecting corridor feeding the bridge to the 1922 Building. Again the finishes are in good condition. All the drinking fountains (left of image) are scheduled to be replaced summer of 2013.



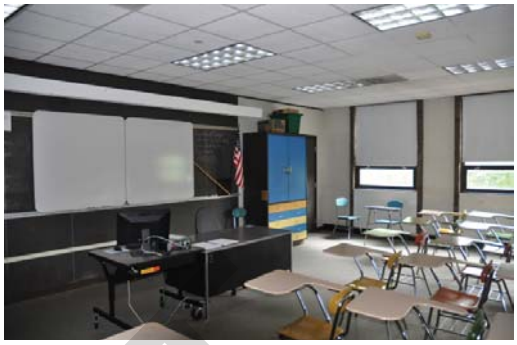
Representative corridor on the second floor with the new VCT flooring. Lockers are in good condition for the most part. The corridor walls are constructed with a demountable partition system.

DRAFT

Photographs - 1980 - Lord Building



Ceramic tile floors and walls. Painted gypsum board ceiling are stained and require patching and painting. Note the existing toilet partitions are being replaced summer of 2013.



Typical classroom on an exterior wall. Marker boards have been retrofitted over the original chalk boards. Carpet is being replaced with VCT on the upper level; Second floor was done the summer of 2012.



Carpet is being replaced with new VCT on the third floor. Second floor was done summer of 2012. Stair treads, risers, railings and guards should all be brought up to current code.



An example of a typical classroom on the exterior wall on the second floor. Note that the VCT tile has been replaced and the ceiling and lighting are in good condition.



Pair of double doors to the cafeteria on the main level. Doors would ideally be on magnetic hold opens to accommodate the large volume of students at lunch time.



The cafeteria is a large, pleasant space with an adjacent “scatter” type servery. The cooking & food prep is located at the other end of the building. The prepared food is transported to the serveries here and the Freshman Academy.

DRAFT

Photographs - Boiler Plant



NW elevation viewed from Father Morissette Blvd. Relatively new windows, but doors appear to be original.



Looking SE between the Boiler Plant to the left and the National Park Service Building to the right.



Gas meter behind chain link fence adjacent to the boiler plant.



Looking NE is the gas meter to the right, pad mounted transformer in the foreground & boiler stack behind.



This is sample text. This is sample text. This is sample text. This is sample text. This is sample text.



Looking NW; abandoned water tank on Left. Solid masonry walls in fair condition and relatively new windows.

DRAFT

Photographs - Boiler Plant

Looking NE with the boilers to the left. Abandoned hot water tank (rusted) should be removed.





Emergency Generator in a recently constructed room separate from the boilers.

Access to steam tunnel; runs under Kirk Street to the 1922 Building.





Looking SE at the two steam boilers. The walls are solid masonry painted white. Louvers partially boarded up with plywood.

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General Building Information

SCHOOL NAME	**Lowell High School - Freshman Academy**
SCHOOL ADDRESS	40 Paige Street, Lowell, MA 01852
SERVING GRADE LEVELS	9
NUMBER OF STUDENTS	approx. 800 (2012-13 school year)
NUMBER OF STAFF	approx. 100 (2012-13 school year)
ORIGINAL CONSTRUCTION	1900 and 1939, last known renovation 1986
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**41,005 sf**
SITE AREA FOR BUILDINGS	36,940
SITE AREA FOR PAVING	3,115
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	950
ZONING DESIGNATION	DMU - Downtown Mixed Use District
NEIGHBORHOOD	Downtown

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building			92,758	basement & 2 stories above grade	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Lowell High School - Freshman Academy

DATE OF REVIEW: 07-01-2013

REVIEWER: CK / RS

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Approach from sidewalk granite shallow granite steps to entrances; not accessible. Side entrance on the NW is identified as accessible. Concrete sidewalks are interupted with brick pavers at 2 entrances and in front of flag poles.	Consider making entrances accessible	3	ES	L		
	- Connection to accessible route and accessibility	1 of 6 entrances is connected to an accessible route.	This would be considered very limited and inappropreiate access by today's standards. Any major project going forward should include making the main entries accessible, as well as the entrance at the Theatre. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	-	-	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Off site at city owned parking garage or on street metered parking only. Possibley very limited informal parking at NW for one or two authorized cars. Concrete paving with granite or concrete curbs around planters.	No action required	3	-	-	-	
	- Curbing Materials and Wheel Stops	Granite straight curbs; city owned. No wheel stops required	No action required	-	-	-	-	
	- Number and size of spaces by type (typical, accessible)	None	No action required	-	-	-	-	
	- Parking striping	None	No action required	-	-	-	-	
	- Accessible Parking Signage	Accessible parking on street.	No action required	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							

DRAFT

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	Opportunity on city streets adjacent to city sidewalks	No action required	-	-	-	-	
	- Car and Bus Separations	None	No action required	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks	No action required	-	-	-	-	
	- Traffic Markings and Traffic Signage	Provided by City	No action required	-	-	-	-	
	- Walkway Materials	Concrete sidewalks and service area. Limit areas of brick pavers	No action required	2	ES	-		
	- Curb Cuts and Detectable Warning Strips	Curb cuts, but no detectable warning strips	City owned sidewalks	-	-	-	-	
	- Pedestrian Ramp Locations and Materials	None	No action requied	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	3 sides front on city streets. Limited access at alleyway on NW side.	No action required	4	-	-	-	
6.	**Service Area**							
	- Paving Materials	Concrete - limited access.	No action required	3	ES	-	-	

DRAFT

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	None required; service at grade.	No action required	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	Multiple totes	No action required	-	-	-	-	
	- Protective Bollards	None required	No action required	-	-	-	-	
7.	**Athletic Fields & Play Areas**	None						
8.	**Fencing**							
	- Locations and Materials	Chain link at property line; NW boundry	Chain Link at gas meter needs to be replaced.	2	ES	S	90 LF	
9.	**Site Topography**							
	- Characteristics	Basically flat	No action required	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Some mature trees and plantings at service/accessible court; NW.	Replace some plantings	1	ES	S	Allow	
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Side yard on NW side serves as an accessible entrance service court and informal gatering space for employees. A light well with lower roof and skylights between buildings.	No action required	2	ES	-	-	
12.	**Site Lighting (see electrical obs. also)**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Fixture Types (pole, bollard, wall, soffit) and Materials	City street lights, building mounted fixtures (see electrical)	No action required	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	See GGD reports	See GGD reports	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required	-	-	-	-	
	- Bicycle Racks	None	No action required	-	-	-	-	
	- Flagpoles	3 flag poles off Father Morissette Blvd to east side of main entrance	No action required	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None observed	No action required	-	-	-	-	
	- Catch Basins	City storm system in street	No action required	-	-	-	-	
17.	**Irrigation System**							

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Lowell Public Schools - Comprehensive Facilities Assessment
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OMR Project # 1308.00

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	None	No action required	-	-	-	-	
18.	**Other Observations**							

DRAFT

SCHOOL NAME: Lowell High School - Freshman Academy

DATE OF REVIEW: 07-01-2013

REVIEWER: CK / RS

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Red brick with 6th course flemish headers. Buildings are of 2 different eras and conditions. Both buildings have granite sills and some decorative treatments. Older building has arched brick openings with some granite keystones. The brick openings in the newer building have steel angle lintels supporting soldier coarsed brick. There is some evidence of rust on the steel angle lintels. Sealants at window openings are deteriorated and should be replaced	NE building is in good condition and requires little or no work. The older SW building has been repointed at different times in different areas; there remains a lot of damaged brick the should be replaced and/or repointed. Efflourescence was observed on the interior face of the exterior wall in a few locations. Steel lintels should be inspected to see if there is any serious damage.	3/1	ES	L	4,500 sf repoint brick, 2,400 sf repair brick, steel lintels 290 lf	Cost of work includes inspections
2.	**Windows**							
	- Frame Materials	Aluminum/glass with insulating units. Aluminum panning over existing wood trims. Windows for the NE building are newer and in better condition. All operable window are single hung	NE building appear to be relatively new and good condition. SW are older and should be replaced.	3/1	ES/OB	L	2100sf	
	- Glazing Type and Color	Dry glazing gasket	See line item above.	-	-	-	-	
	- Operable sash type and sash hardware	Single hung with transoms in NE building, otherwise single hung with some fixed units	Replace older sash	1-Mar	ES/OB	L		
	- Storm Windows and Insect Screens	None	No action required	-	-	-	-	
	- Sills	Aluminum and granite	No action required	2	ES	-	-	
	- Shades or Blinds	Pull down shades	Replace in near future	2	ES	S	5000sf	
3.	**Entrance Systems**							
	- Frame Materials	Hollow metal frames	Frames are badly rusted and should be replaced with aluminum and insulated glass storefront	0	OB	I	600sf	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Butyl	Replace	0	OB	I	incl. in above	
	- Door widths & clearances	Varies	Replace with aluminum in exist door size	0	OB	I	6 pair	
	- Entry door hardware	Very old and mismatched	Replace with new doors	0	OB	I	incl. in above	
	- Power operators	None	No action required. Verify pull pressure of new doors meets code requirement or add power operator at main entrances	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Hollow metal	Doors and hardware are in bad condition and should be replaced	0	OB	I	-	
	- Door widths & clearances	Varies	See line item above.	-	-	-	-	
	- Door hardware	Old and mismatched	Replace with new doors	0	OB	I	-	
	- Overhead or Coiling Doors	None	No action required	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Limestone parapet cap and metal flashings. Painted metal dental on older building	No action required	3	ES	-	-	
6.	**Sealants & Expansion Joints**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Limited use; around windows, doors and louvers only.	Sealant at doors and windows (which are existing to remain) should be replaced. Replacement entrance and window systems include cost of sealants	1	OB	I	2,000 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat EPDM roofs	Approaching life expectancy. Replace with new PVC membrane roofing	2	ES	S	30,500 sf	
	- Roof edges and copings	See above	Replace as required with roofing	2	ES	S	incl. in above	
	- Walkway pads	Limited and in poor condition	Should be replaced with as part of a roof replacement	1	OB	S	incl. in above	
8.	**Skylights**							
	- Type (unit or glazed)	Relatively new sloped glazing in good condition. Located in light wells between buildings over the lower floor corridor adjacent to the Cafeteria	No action required	3	ES	-	-	
	- Glazing Type	Glass, insulated units	No action required	3	ES	-	-	
	- Curbs	Yes	No action required	3	ES	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	None	No action required	-	-	-	-	
	- Splash block or tied to storm drainage	none required	No action required	-	-	-	-	
10.	**Exterior Stairs and Ladders**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	None	No action required	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required	-	-	-	-	
	- Drainage	None	No action required	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Keystones, granite sills and founadtions. Some brick infill of existing openings and decorative brick coursing and patterns.	Repair at areas of deterioration	3/1	ES/OB	L	in brick repair	
13.	**Other Observations**							
		Openings at street level protected with painted steel bars.	Bars are rusting and should have rust removed and be repainted.	1	OB	S	150 sf	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Rubber, VCT with loose walk off mats. Ceiling are ACT.	Replace walk off mats as required	2	2	2	2	ES	S	600sf	
2.	**Corridors**										
	- Finish Materials	Most floors are VCT with paint at lower level. Walls vary; many are brick some are plaster and others are GWB. Ceilings are ACT for the most part.	Replace occasional broken or stained ceiling tiles	3	3	3	-	ES	L	1000sf	
	- Lockers	Full height single tier - 9" and double tier. There are some that don't match and are different sizes.	Some lockers appear to be a temporary installation these should be redistributed and properly installed.	-	-	-	2/3	ES	L	Lump sum allow.	
	- Transoms & Borrowed Lights	Miscellaneous locations	No action required	-	-	-	3	ES	-		
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Most open into rooms. Generally do not have closers or hold opens	No action required	-	-	-	2	ES	-		
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Many have hold opens, often broken and doors wedged open	Repair or replace all broken hold open devices and closers	-	-	-	2	ES	L	Allow	
	- Apparent rated corridor construction	Some older construction, much of it has been recently renovated. The wall construction can not be determined from observations.	Verify whether corridor wall construction is fire rated or whether it meets an equivalent standard.	-	-	-	-	-	-		
	- Wall Projecting Objects	Generally conforming w/ code. Some DF are not conforming	If future building renovations trigger accessibility code requirements, modify condition at the non conforming drinking fountains.	-	-	-	1	OB	-		
	- Drinking Fountains	Many drinking fountains are broken or don't work. Most are being replaced this summer.	Assuming they were replaced, no action required.	-	-	-	1	OB	-		
3.	**Building Signage**										
	- Materials	Applied plastic or painted generally in good condition.	See comments below	-	-	-	3	ES	-		

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Signs provided do not conform per below.	See item below.	-	-	-	-	-	-		
	- Accessibility Compliance	Signs provided do not conform to current MAAB or ADA regulations. They do not have raised letting and there is no braille writing provided	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-		Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Profile rubber tile ,treads and risers. Some stairs have rubber treads and carpeted risers. The carpet has frayed and should be replaced.	Replace carpet risers and damaged treads with rubber treads and risers.	2	2	2	2	ES	S	5 flights	Costs incl. finishes, nosing mods. & rail replace.
	- Tread & Riser Height Uniformity & Nosing Compliance	Non-conforming in most cases.	Modify for compliance. Verify feasibility of making modifications.	-	-	-	2	ES	S	incl. in above	
	- Guardrails (height, sphere)	Non-conforming in most cases.	Modify Guards and railings for compliance	-	-	-	2	ES	S	incl. in above	
	- Handrails (height, extensions, profile)	Non-conforming in most cases.	Modify as required for compliance	-	-	-	2	ES	S	incl. in above	
	- Landing Clearances	Conforming	No action required	-	-	-	-	-	-	-	
	- Minimum Headroom	Conforming with a few exceptions	Modify as required for compliance. Verify feasibility of making modifications.	-	-	-	-	-	-	incl. in above	
	- Presence of Storage Beneath	Some stairs had loose storage.	Remove stored items from stairwells	-	-	-	-	-	I	-	Under maint. budget
5.	**Elevators & Lifts**										

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Plastic laminate. Stainless rails (one missing). Wt. 1800 lb. 4' x 4'-6" cab.	Does not accommodate a guerney. Consider replacing	2	2	2	2	ES	S	1 cab	Refurbish cab
	- Chairlift Finish Materials, Platform Size, Clearances	None	No action required	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Wood (Maple or Birch Veneer)	No action required	-	-	-	3	ES	-		
	- Door hardware	Lever locksets with closers and butt hinges	No action required	-	-	-	3	ES	-		
	- Door widths & clearances	3' x 7'	No action required	-	-	-	3	ES	-		
	- Door Thresholds	As required	No action required	-	-	-	3	ES	-		
7.	**General Purpose Classrooms**										
	- Finish Materials	Most classrooms have VCT floors, either brick or GWB walls and ACT ceilings	Repair or replace any damaged or stained finishes	3	3	3	3	ES	L	ACT 4000 sf	
	- Casework	Yes, large storage unit with adjacent countertop. Natural wood veneers. Configuration and size vary.	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Marker and tack boards	No action required	-	-	-	3	ES	-		
	- Sinks	None	No action required	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Pendant fixtures (see GGD report)	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes, systems vary from classroom to classroom.	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
8.	**Science Classrooms**										
	- Finish Materials	Same as a typical classroom	Repair or replace any damaged or stained materials	3	3	3	3	ES	L	refer to typ. clsrm.	cost in typ. classrm
	- Casework	Storage units with sinks. Natural wood veneers and p.l. tops. Room 901 has lab benches in a portion of the room.	No action required	-	-	-	3	ES	-		
	- Lab Benches	Natural wood veneer with epoxy tops	No action required	-	-	-	3	ES	-		
	- Emergency Shower and Eyewash	(see engineer's report)	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Fume Hoods	None observed	No action required	-	-	-	-	-	-	-	
	- Sinks	(see engineer's report)	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Gas Service & Emergency Shutoffs	(see engineer's report)	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Non-Potable Water Service	(see engineer's report)	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Visual Display Surfaces	Marker and tack boards	No action required	-	-	-	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Pendant fixtures (see engineer's report)	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Varies (see engineer's report)	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
9.	**Home Economics**										
	- Finish Materials	Same as a General Purpose classroom	No action required	3	3	3	3	ES	-		Refer to typical classroom
	- Casework	Yes natural wood veneers and p.l. tops	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Marker and tack boards	no action required	-	-	-	3	ES	-		
	- Sinks	Yes (see engineer's report)	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Light Fixture Types and Layout	Pendant fixtures (see engineer's report)	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes (see engineer's report)	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
10.	**Technology Clsrms.**										
	- Finish Materials	Same as a typical classroom	No action required	3	3	3	3	ES	-		Refer to typical classroom
	- Casework	Natural wood veneer w/ plastic laminate top	No action required	3	3	3	3	ES	-		
	- Visual Display Surfaces	Marker and tack boards	No action required	-	-	-	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant fixtures	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	yes	See electrical report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
11.	**SPED Classrooms and Tutorials**										
	- Finish Materials	Same as a typical classroom	No action required	3	3	3	3	ES	-		refer to typical classroom
	- Casework	Natural wood veneer w/ plastic laminate top	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-		
	- Sinks	Yes	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Kitchen & Laundry Appliances	No	No action required	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant fixtures	See engineer's report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes	See engineer's report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
12.	**In School Suspension**										
	- Finish Materials	Carols at perimeter of room. Floors are VCT was are painted brick and ceiling is ACT	Repair minor damage	2	2	2	2	ES	S	Allow	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Natural wood veneer w/ plastic laminate top	No action required	2	2	2	2	ES	-		
	- Visual Display Surfaces	Yes, some but covered up by carols	Determine if needed	-	-	-	2	ES	-		
	- Sinks	Yes in millwork	See engineer's report - Plumbing	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Light Fixture Types and Layout	Surface mounted	See engineer's report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	No	No action required	-	-	-	-	-	-	-	
	- Special Item	Individual study carols for approximately 20-30 in fair condition.	No action required	-	-	-	2	ES	-		
	- Special Item	Storage and utility rooms opening off.	No action required	-	-	-	-	-	-	-	
13.	**Performing Arts - Auditorium**										
	- Finish Materials	Wood veneers on side walls and tectum and wood on rear wall. Floors are paint and carpet. Ceiling is painted exposed structure and ACT.	No action required	2	3	3	3	ES	-		
	- Seating Area Layout (flat, sloped, aisles)	Gentle slope, with aisles	No action required	-	-	-	-	-	-		
	- Seating Type	Upholstered with plastic shells. Stained fabric and broken components	Replace or at minimum repair	-	-	-	1	ES	S		Owner's repair project
	- Acoustical Treatments	Tectum rear wall, Act ceiling between trusses.	No action required	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Theatrical Lighting	Yes (see engineer's report)	See engineer' s report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- House Lighting	Yes (see engineer's report)	See engineer's reoport - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	(see engineer's report)	See engineer's report electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
14.	**Performing Arts - Stage**										
	- Finish Materials	Platform is approximately 12" high. All surfaces are GWB painted black. Ceiling has reflective panels.	No action required	3	3	3	3	ES	-		
	- Acoustical Treatments	Yes, reflective	No action required	-	-	-	3	-	-		
	- Theatrical Lighting	Yes (see engineer's report)	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Stage Curtains (fire, proscenium, back of house)	Cyclorama only	No action required	-	-	-	3	-	-		
	- Rigging	No	No action required	-	-	-	-	-	-		
	- Stage Accessibility	Non-conforming ramp.	Modify ramp	-	-	-	2	ES	L	Allow	
15.	**Cafeteria**										
	- Finish Materials	Exposed brick and large painted exposed trusses with ACT infill. Operable partition. Floor is painted	No action required	2	3	3	3	ES	-		
	- Casework	Wood paneling at perimeter walls	No action required	-	-	-	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Yes, tack and marker boards. Wall mounted TV	No action required	-	-	-	3	ES	-		
	- Sinks	None	No action required	-	-	-	-	-	-		
	- Drinking Fountains	Yes	Need replacement. See plumbing report.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Acoustical Treatments	Yes	No action required	-	-	-	3	ES	-		
	- Light Fixture Types and Layout	Surface mounted	See engineer's report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
16.	**Kitchen & Servery**										
	- Finish Materials	No admittance	Future observation								
	- Overhead or Counter Doors	None. Servery is accessed through a series of traditional doors.	No action required	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Not known	Futture observation								
	- Equipment Visual	Not known	Future observation								
17.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Floors are VCT, walls are GWB and ceiling is ACT.	No action required	3	3	3	3	ES	-		
	- Casework	Yes, kitchenette	No action required	-	-	-	3	ES	-		

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SCHOOL NAME: Lowell High School - Freshman Academy

DATE OF REVIEW: 07-01-2013

REVIEWER: CK / RS

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-		
	- Sinks	Yes	See engineer's report- Plumbing	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Light Fixture Types and Layout	Pendant fixtures	See engineer's report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required	-	-	-	-	-	-	-	
	Workstations (FF+E)	Yes	No action required	-	-	-	-	-	-	-	
18.	**Nurse & Health**										
	- Finish Materials	Same as Teacher's Work Room.	No action required	3	3	3	3	ES	-		
	- Casework	Natural wood veneer w/ plastic laminate top	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-		
	- Sinks	Yes	See engineer's report - Plumbing	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Light Fixture Types and Layout	Surface mounted	See engineer's report - -Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	No	No action required	-	-	-	-	-	-	-	
19.	**Admin. Office Area**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Carpet floor brick at exterior walls and GWB interiors. Ceilings are ACT.	No action required	3	3	3	3	ES	-		
	- Casework	Natural wood reception desk and storage	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-		
	- Entry Door Intercom	Yes	See engineer's report - Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	Yes See finish materials above	No action required	-	-	-	-	-	-		
	- Conference	Yes See Finish Materials above	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	Private offices. See Finish Materials above	No action required.	-	-	-	-	-	-		
20.	**Guidance & Psychology Office Area**										
	- Finish Materials	Series of private office and conference room. Finishes the same as the Administration	No action required	3	3	3	3	ES	-		
	- Casework	Built in reception desk; natural wood	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-		
21.	**SPED Office Areas**										
	- Finish Materials	Same as Administration	No action required	3	3	3	3	ES	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Same as administration	No action required	-	-	-	-	-	-		
	- Visual Display Surfaces										
22.	**Student Toilets**										
	- Finish Materials	Toilet room finishes and conditions vary greatly. Generally the floors are either tile or painted. Walls are ceramic. Ceilings are ACT or GWB.	All toilet rooms are in very poor conditions and should be complete refurbished.	1	2	1	1	OB	S	Allow for total area	
	- Toilet Partitions	Plastic, steel partitions were replace summer 2013	No action required	-	-	-	4	N	-		
	- Plumbing Fixtures	See plumbing engineers report	See plumbing engineers report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Polished stainless steel. Conditions vary.	Replace mirrors as part of the bathroom renovations.	-	-	-	2 to 3	ES- OB	S	part of overall reno.	
	- Accessories	conditions vary	Replace damaged or missing accessories as part of the bathroom renovations.	-	-	-	2 to 3	ES	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-conforming for the most part	Replace all non conforming accessories as part of the bathroom renovations.	-	-	-	2	ES	S	part of overall reno.	
23.	**Staff Toilets**										
	- Finish Materials	Similar to student toilets	Refurbish all toilet rooms (except new partitions)	1	2	1	1	OB	S	Allow for total area	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Toilet Partitions	Plastic new summer 2013	No action required	-	-	-	4	N	-		
	- Plumbing Fixtures	Similar to student toilets	See engineer's report - Plumbing	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Polished stainless steel. Conditions vary.	Replace mirrors as part of the bathroom renovations.	-	-	-	2 to 3	ES - OB	S	part of overall reno.	
	- Accessories	Conditions vary	Replace damaged or missing accessories as part of the bathroom renovations.	-	-	-	2 to 3	ES - OB	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Some toilet rooms are not accessible . Separate accessible toilet rooms are provided in lieu of making the larger one accessible . This situation may not be permitted if or when a major renovation is done.	Current basis is renovation of staff toilet rooms per above.	-	-	-	-	-	-	part of overall reno.	
24.	**Storage**										
25.	**Mechanical & Service**										
	- Finish Materials	See Boiler Plant report. Miscellaneous housekeeping closets, electrical, plumbing and storage closets vary in size, finishes and conditions.		-	-	-	-	-	-	-	

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LOWELL HIGH SCHOOL - FRESHMAN ACADEMY

Date of Review: Thursday, July 25, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Lowell High School Freshman Academy (#28), located in the Downtown neighborhood of Lowell, was originally completed circa 1900 and the Addition in 1939. The facility, built on a level site, is comprised of a three-story building (1900) and a two-story building (1939) above grade plus Basements, with a floor area of approximately 80,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1900 and Addition in 1939. Age of Buildings: 113 years and 74 years. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 1985 - Architectural only. No structural renovations. Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - Fifth Edition (effective September 1, 1980)
4.	**Description of Structure:** The facility, built on level site, is comprised of a three-story building (1900) and a two-story building (1939) above grade plus Basements, with a floor area of approximately 80,000 square feet. Primary structural components include the following: mortared fieldstone (1900) and concrete (1939) foundation walls; concrete slab on grade at Basement levels and First Floor (1939); structural steel transfer trusses (1900) over Cafeteria and Auditorium; exterior and some interior brick masonry bearing walls; all other structural framing is obscured from view. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction may have had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both exterior and interior unreinforced brick bearing walls acting as shearwalls. Exterior cladding is part of the exterior bearing walls.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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LOWELL HIGH SCHOOL - FRESHMAN ACADEMY

Date of Review: Thursday, July 25, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Efflorescence On Inside Face of Exterior Brick Bearing Wall: There is a significant amount of efflorescence on the inside face of the exterior brick bearing wall in the 1939 building. The cause of this staining may be initiated by wind driven rain entering the brick wall or from roof leaks. Over time this water infiltration could cause structural damage to the bearing wall. An allowance covering an investigation and repair work of this condition should be included.			**2**	**S**
	b.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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General Building Information

SCHOOL NAME	**Lowell High School - 1922 Building (Kouloheras)**
SCHOOL ADDRESS	50 Father Morissette Blvd, Lowell MA 01852
SERVING GRADE LEVELS	10 through 12
NUMBER OF STUDENTS	Approximately 2700 at 1922 and 1980 buildings (2012-13 school year)
NUMBER OF STAFF	Approximately 300 at 1922 and 1980 buildings (2012-13 school year)
ORIGINAL CONSTRUCTION	1892, with additions and renovations in 1922 and 1995
DATE OF ADDITIONS	See above

General Site Information

TOTAL SITE AREA	**243,875 sf**
SITE AREA FOR BUILDINGS	163,971
SITE AREA FOR PAVING	75,000
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	4,904
ZONING DESIGNATION	DMU - Downtown Mixed Use District
NEIGHBORHOOD	Downtown

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building			approx. 322,000	**Three (basement and two above-grade levels)**	yes
Addition					

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: **Lowell High School - 1922 Building (Kouloheras)**

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	9 entrances total on 3 sides	No action required.	-	OB	-	-	
	- Connection to accessible route and accessibility	1 of 9 entrances accessible on N/W elevation off Father Morissette Blvd	No action required. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	OB	-	-	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Most parking is at city owned garage. On street metered 2 hr. parking.	No action required.	-	-	-	-	
	- Curbing Materials and Wheel Stops	City owned granite curbs between street and sidewalk. No wheel stops	No action required.	-	-	-	-	
	- Number and size of spaces by type (typical, accessible)	Limited accessible parking is available. Total number of parking spaces is not defined because of the availability if garage and on street parking.	No action required.	-	-	-	-	
	- Parking striping	Maintained by city	No action required.	-	-	-	-	
	- Accessible Parking Signage	Yes	No action required.	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Off Father Morissette Blvd…disruptive to traffic flow during periods of active drop off and pick up.	No action required.	-	-	-	-	
	- Car and Bus Separations	No	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehicle. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City sidewalks, pedestrian walk along the canal.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	City owned and maintained.	No action required.	-	-	-	-	
	- Walkway Materials	Concrete walks	No action required.	-	-	-	-	
	- Curb Cuts and Detectable Warning Strips	Curb cuts at intersections and no tactile warnings.	No action required.	-	-	-	-	
	- Pedestrian Ramp Locations and Materials	Off Father Morisessett Blvd concrete handicapped ramp; only accessible entrance.	No action required.	3	ES	-	-	
5.	**Fire Department Access**							
	- Locations	2 sides adjacent to city street and 1 fire lane at SE and limited access adjacent and parallel to canal	No action required.	-	-	-	-	
6.	**Service Area**	See facilities assessment from the 1980's building.						
7.	**Athletic Fields & Play Areas**	No facilities located at the High School.						
8.	**Fencing**							
	- Locations and Materials	Painted iron fence/rail separating pedestrian walk and lawn area from canal	No action required.	3	ES	-		
9.	**Site Topography**							
	- Characteristics	Generally flat	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations, Types and Densities	Mature trees, plants and lawn between '22 building and canal. Trees at sidewalks on SW; Kirk Street. Plantings and trees at main entrance.	No action required.	-	-	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Appealing "green" space between '22 building and Merrimack Canal. Very tight courtyard between original 1898 Colburn Building and 1922 building. Some planting, pavers, benches and Flag poles. Courtyard expands to include a light well for perimeter windows and skylight spaces in basement.	No action required.	3	ES	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Street lights, lights on building and large decorative pole lights at main entrance. Also, series of traditional painted cast iron lights along walk and canal.		3	ES	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Yes	No action required.	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	No	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Benches along canal. Appears to be intended for the public in general, in addition to students.	No action required.	3	ES	-	-	
	- Bicycle Racks	No	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Flagpoles	Yes, 3 in court yard.	No action required.	2	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None observed	No action required.	-	-	-	-	
	- Catch Basins	Yes	No action required.	-	-	-	-	
	- Bio-retention area	No	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-	-	
18.	**Other Observations**							
		The SE elevation has a cobblestone driveway with plantings adjacent to building. There is mechanical equipment at grade.	No action required.	3	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Yellow brick solid masonry walls 1892, 1922 and 1995 buildings. Brick color and mortar are a good match. Original building 1892 and additions in 1922 and 1995. Granite base, sills, steps and banding present. Sealant at all openings has deteriorated. Steel lintel angles at lower level window openings show indications of rusting.	Brick, stone, decorative elements are all in good condition requiring only minor repairs. Some of the original decorative elements have been salvaged and should be replaced. Replace all existing sealants at all openings. Investigate the extent of rusting of lower level window opening steel lintels and replace as required. Remove rust and paint if lintel okay. Replace lintels if too deteriorated.	3 ,1*	ES	S	512 LF lintels - paint. Allow to replace lintels	*condition level 1 for sealants and brick steel lintels
2.	**Windows**							
	- Frame Materials	Anodized aluminum. Windows in the 1892 and 1922 building were replaced circa 1980. Windows in the 1995 addition are original. Finish on older windows is worn.	Restore finish. Replace perimeter sealant	1 & 2	ES	S	14,000SF	
	- Glazing Type and Color	Many insulated glass units show indications of failed seals and are fogging. Sealant material in the glazing channel of windows is detiorated and dry glazing gaskets in window walls is coming out in some locations.	Wet glazing needs to be replaced. Insulated glass units have reached life expectancy and should be replaced in the near future. Replace Lexan with tempered glass.	1 & 0	OB	S	incl. in above	
	- Operable sash type and sash hardware	Single hung units.	Units need to maintained/replaced as required.	1	OB	S	per above	
	- Storm Windows and Insect Screens	None. Security screens at street level.	Security screens are rusted and need to be repaired and repainted with a high performance coating or replaced.	1	OB	S	2000SF	
	- Sills	Granite	Excellent condition requiring little or no maintenance.	3	ES	-	-	
	- Shades or Blinds	Yes, pull down roller shades	Should be replaced with newer transparent type shades and mechanisms.	2	OB	S	14,000SF	
3.	**Entrance Systems**							
	- Frame Materials	Anodized aluminum and glass .	All units except the main entrance (1995 addition) require replacement.	1	OB	S	1600SF arched top	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Clear insulated glass units. Many glass unit seals failing. Dry gaskets observed coming out of glazing channel	Needs to be replaced, except front entrance	1 &0		S	incl. in above	
	- Door widths & clearances	Meet current code requirements	Doors at entrances to be replaced - may be same dimension as existing.	1		S	incl. in above	
	- Entry door hardware	Original to circa 1980 except main front entry, 1995. Exit devices,hinges, pulls and closers	Should be replaced with new entrance units	1	OB	S	12 pr.	
	- Power operators	None	Verify that accessible entrance doors meet pull pressure requirements. If not, power operators should be added.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	See comments above, entrance system	See comments above for Entrance systems	1	OB	S	see above	
	- Door widths & clearances	Meet current code requirements	See comments above for Entrance systems	-	-	-	-	
	- Door hardware	See comments above, Entrance systm	See comments above for Entrance systems	-	-	-	-	
	- Overhead or Coiling Doors	None	No action required	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Carved limestone, granite and brick	Mostly in good conditions. Some limited repairs required	3 ,1*	ES	L	Lump Sum Allowance	*Condition 1 at some locations
6.	**Sealants & Expansion Joints**							

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SCHOOL NAME: Lowell High School - 1922 Building (Kouloheras)

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Limited scope. At window and door openigs	Sealants at exterior walls should be replaced	1	OB	S	-	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Mostly sloped on the 1892 building, flat on the 1922 and 1995 buildings. EPDM single ply membrane at flat roofs and artifical slate on sloped roof	1892 building has a new artificial slate roof and copper gutters. The flat roof on the 1922 and 1995 building has failed and requires immediate attention. It has delamiated in some areas and should replaced as soon as possible. If another storm as powerful as the last one that damaged the roof comes it could tear off the membrane entirely. Replace EPDM with new PVC membrane roof	4, 0*	N/OB	I	70000 SF	* Condition 0 at most of flat roof
	- Roof edges and copings	Copper gutters at sloped slate roof and stone copings on brick parapets at flat roof areas.	Repair at time of roof replacement	4*, O	OB	I	incl. in above	*Condition 4 at soped slate roof only
	- Walkway pads	Roofing material	Provide new when roof is replaced	0	OB	I	incl. in above	
8.	**Skylights**							
	- Type (unit or glazed)	Translucent skylights at Lower level courtyard (replacements) and there is sloped glazing at 1922 light wells.	Translucent skylights and the older sloped glazing (look original to 1922) both need to be replaced.	1	OB	S	620SF	
	- Glazing Type	Translucent panels and wired glass	Both should be replaced.	1	OB	S	incl. in above	
	- Curbs	Yes	Replace and flash as required	1	OB	S	incl. in above	
9.	**Gutters and Downspouts**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	The 1898 Building copper downspouts	New, no action required	4	N	-	-	
	- Splash block or tied to storm drainage	Most tied into storm system	New, no action required	4	N	-	-	
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	None	No action required	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required	-	-	-	-	
	- Drainage	None	No action required	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	There is decorative limestone, brick and granite elements. There are surfaced mounted exterior clocks each side of the existing 1922 building.	Decorative elements are in good conditions for the most part, except that both clocks need to be refurbished and repaired.	3,1*	ES	S	Lump sum allow.	* condition for clocks
13.	**Other Observations**							

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Loose walk off mats. Other finishes vary.	Replace walk-off mats with new recessed entry mat system.	1	2	2	2	OB	S	1000sf	
2.	**Corridors**										
	- Finish Materials	Finishes and conditions vary from building to building and from floor to floor. The 1995 building and portions of the corridors that were renovated at that time have natural wood trims with painted MDF paneling. These finishes for the most part are in good condition. Intersecting corridors have been target for special architectural treatments (see photos). Floors are terrazzo, VCT, porcelin, rubber, vinyl sheet, and paint.	Many of the existing classrooms in the 1898 building have carpet. Carpet should be replaced with a resilient flooring. Damaged ACT should be replaced.	1, 2, 3	2, 3	2	2	ES	S	Floors - 30000 sf, 10000 sf ACT	
	- Lockers	Single tier painted metal corridor lockers	Mostly in good condition; some repairs required.	-	-	-	3	ES	S	repair allowance	
	- Transoms & Borrowed Lights	Most have been covered up in the older buildings with panels	No action required	-	-	-	1/3	-	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Condition of doors and hardware varies. Ratings were not identified.	Replace doors and hardware that are in poor condition	-	-	-	1/2/3	ES	S	40 doors	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Refer to row above	Refer to row above	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Not identified	No action required. Current code does not require corridor walls in sprinklered buildings to be fire rated.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	Drinking fountains in many locations	If future building renovations trigger accessibility code requirements, correct non conforming projecting drinking fountains with barriers that meet code requirements	-	-	-	1	-	-	12 locations	Costs under renovation estimate.
	- Drinking Fountains	Drinking fountains and water coolers being replaced as part of an improvement this summer.	No replacement required but correct non conforming projection condition per row above	-	-	-	4	N	-	-	
3.	**Building Signage**										

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Materials	Applied plastic or acrylic and painted. Informal signs throughout.	See comments below.	-	-	-	2	OB	-		Costs under renovation estimate.
	- Code Required	Does not meet current ADA/MAAB codes	See item below.	-	-	-	-	-	-		
	- Accessibility Compliance	Does not meet current ADA/MAAB codes	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-	approx. 249 signs	Costs under renovation estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Most finishes for stair treads and risers have reached or exceeded life expectancy. Metal and glass partitions seperating corridors and stairs do not appear to meet current fire resistive requirements.	Replace all rubber stair tread and risers . Verify whether glass meets code standards and replace if required	1	1	1	1	OB	S	30 flights	
	- Tread & Riser Height Uniformity & Nosing Compliance	Most stairs require modifications to noisings to comply with ADA/MAAB	No modification of the stairs required other than the finishes indicated in the row above	-	-	-	1	OB	S	-	
	- Guardrails (height, sphere)	Do not conform with current code	Modify railings and guards to meet cuurent code requirements	-	-	-	1	OB	S	7 runs	
	- Handrails (height, extensions, profile)	Do not conform with current code	See above	-	-	-	1	OB	S	-	
	- Landing Clearances	Appear to comply based on visual observations	See above	-	-	-	-	-	-	-	
	- Minimum Headroom	Appear to comply based on visual observations	No action required	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	Some storage was observed	Remove all stored materials from exit stair wells.	-	-	-	-	-	I	-	Under maint. budget.
5.	**Elevators & Lifts**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	2 elevators, both have 4 stops and 2500 lbs. capacity but do not meet current size requirements for a stretcher. The elevator cab in the 1922 bldg. is 4'x 5' . Interior finishes are very worn. The elevator in the 1989 Bldg is in much better condition. It has a cab size of 6'-8"x 4'-4" and a 2500 lb. capacity.	Recommend replacing/refurbishing the older elevator in the 1922 bldg.	-	-	-	2,3	OB	L	1 cab	
	- Chairlift Finish Materials, Platform Size, Clearances	2 chair lifts, 1 at the main entrance circa 1995 and one at the stage in the auditorium.	No action required	-	-	-	3	ES			
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors and frames are natural wood. Knob door handles in older sections are non conforming. The 1995 addition and areas that were renovated more recently have lever handles which are code conforming.	Recommend all doors and hardware be replaced in the older portions of the buildings.	-	-	-	1,3	OB / ES	S	100 units	
	- Door hardware	See above and note that some hold open door closers at fire rated doors appear not to be functioning properly	Repair or replace poorly functioning hardware.	-	-	-	2	ES	S	see abv.	
	- Door widths & clearances	Generally appear to conform - verify as part of schedule to replace.	No action required	-	-	-	-	-	-	-	
	- Door Thresholds	Not required in most locations. Marble at most toilet rooms.	No action required	-	-	-	3	-	-	-	
7.	**General Purpose Classrooms**										
	- Finish Materials	The finishes and conditions vary depending on the time of construction and often from floor to floor. Floor finishes are wood, carpet and VCT/ACT. Walls are plaster, GWB and wood paneling inplaces. Ceilings are plaster and ACT.	Most finishes are obsolete and should be replaced. The finishes in the 1995 wing are in good condition.				1, 3	OB/ES	S	56000 sf	
	- Casework	Millwork in the 1898 and 1922 building are original to the date of construction and are very dated in appearance and in many cases in disrepair. Casework in the 1995 building are in good condition.	Most millwork is built into alcoves and would require replacement in kind or alcoves would require refinishing.				1,3	OB/OB	L		
	- Visual Display Surfaces	Chalk, marker and tack boards are inconsistent and dated in all cases except the 1995 building.	Building wide replacement in coordination with technology upgrades should happen system wide.				1	OB	L		
	- Sinks	Specialty classrooms only	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Parabolic and direct/indirect pendant for the most part. Energy up grades over the years and part of recent renovations. See electrical report.	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Limited technology (see electrical report)	Upgrade where required.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
8.	**Science Classrooms**										
	- Finish Materials	Most science labs and classrooms are in the 1980 building. The few in the 1922 building are dated and should be renovated. Deficient in both area and equipment. Wood floors, plaster walls and plaster ceilings.	Likely that the High School will see a major addition/renovation to the science facilities in the near future. The facilities are significantly below current educational standards.	1	1	1	1	OB	S	Future replace-ment	Costs under renovation estimate.
	- Casework	Millwork is original and dated.	Replace in the near future.	-	-	-	2	OB	S	Future replace-ment	Costs under renovation estimate.
	- Lab Benches	See above	Replace in the near future	-	-	-	2	OB	S	Future replace-ment	Costs under renovation estimate.
	- Emergency Shower and Eyewash	None	No acction required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Fume Hoods	None	No action required	-	-	-	-	-	-	-	
	- Sinks	Yes	Replace along with bench replacement.	-	-	-	2	OB	S	Future replace-ment	Costs under renovation estimate.
	- Gas Service & Emergency Shutoffs	No	No action required	-	-	-	-	-	-	-	
	- Non-Potable Water Service	No	No action required	-	-	-	-	-	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Yes, but old with new marker board applied over existing chalk boards	Replace	-	-	-	1	OB	S	-	Under maint. budget.
	- Light Fixture Types and Layout	Pendant and direct/indirect	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes	Update as required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
9.	**Art Classrooms**										
	- Finish Materials	Rooms are sub standard. Little or no natural light. Spaces should be renovated as a priority. Floors are painted, walls are plaster and ceiling are very low and ACT.	Total renovation required. Art rooms are a candidate for major renovations. They are old and worn out with insuffient natural light.	1	1	1	1	ES	S	4,450 sf	
	- Casework	Wood millwork dated and worn	Replace	-	-	-	1	OB	S	incl. in above	
	- Visual Display Surfaces	Yes	Replace	-	-	-	1	OB	S	incl. in above	
	- Sinks	Yes, not accessible	Replace	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Light Fixture Types and Layout	Parabolic	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes	Replace and upgrade	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Kilns	Yes	Replace older kilns	-	-	-	2	ES	L		Costs under renovation estimate.
	- Pottery Wheels/Other FF+E	Yes	Upgrade as required	-	-	-	2	ES	L		Costs under renovation estimate.
10.	**Technology Clsrms.**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Engineering and Robotics, in addition to more typical computer labs. Floors are carpet, walls GWB and ceilings ACT.	No action required	3	3	3	3	ES	-	-	
	- Casework	Some, half height walls for data and power in many locations	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-	-	
	- Sinks	No	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Parabolic	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes	Upgrade as required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Other	Low walls and drops for data and power	No action required	-	-	-	3	ES	-	-	
11.	**SPED Classrooms & Tutorials**										
	- Finish Materials	Similar to general purpose classrooms. Finishes vary from good to poor.	Current area on lower level being renovated summer 2013.	1/3	1/3	1/3	1/3	OB/ES			
	- Casework	See general purpose classrooms	See general purpose classrooms	-	-	-	-				
	- Visual Display Surfaces	See general purpose classrooms	See general purpose calssroms	-	-	-	-				
	- Sinks	In some rooms on lower level	Replaced summer 2013	-	-	-	-				

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				FLOOR	WALLS	CEILING	GENERAL				
	- Kitchen & Laundry Appliances	In area on lower level	Replaced summer 2013	-	-	-	-				
	- Light Fixture Types and Layout	See general purpose classrooms	No action required	-	-	-	-				
	- Audio-Visual & Interactive Systems	See general purpose classroms	Upgrade as required	-	-	-	-				
12.	**ROTC-AF**										
	- Finish Materials	Corridors are VCT. Classrooms and offices are carpeted. Walls are a mix of painted brick, exposed brick with GWB infills. Corridors have natural wood trims at painted wood wainscoting in corridors.	Spaces were renovated in 1995 and the overall condition is good. Basement locations some natural light is limited.	3	3	3	3	ES	-	-	
	- Casework	Mostly FF&E	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Marker and tack boards. Trophy Cabinets, etc.	No ation required	-	-	-	3	ES	-	-	
	- Sinks	None	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	See general purpose classrooms	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	See general purpose classrooms	Upgrade as required required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Specialized Clsrms. (Indicate Type)**										
	- Finish Materials	Home Economics, Sewing, Sheet vinyl floors, plaster/GWB walls and ACT ceilings.	Replace damaged items	2	2	2	2	OB	L		
	- Casework	misc. poor quality.	Replace	-	-	-	1	OB	L		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Yes	Replace	-	-	-	1	OB	S		
	- Sinks	Yes	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Light Fixture Types and Layout	Parabolic	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Yes	See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Special Item	Misc. kitchen and sewing	No action required	-	-	-	-	-	-	-	
14.	**Performing Arts - Auditorium**										
	- Finish Materials	Appealing space. Renovated in 1995. Fully air conditioned. Seats about 1400. Aisle are carpet, paint under seating. Walls are plaster with decorative trims. Ceiling is plaster with coffered detailing.	If future building renovations trigger accessibility code or building code requirements, address accessibility issues at seating.	3	3	3	3	ES	L		Costs under renovation estimate.
	- Seating Area Layout (flat, sloped, aisles)	Sloped floor. 5 aisles. Balcony has a stepped floor and 4 aisles.	No action required	-	-	-	-	-	-		
	- Seating Type	Upholstered folding seats. Original; refurbished in 1995. Mostly in good condition; some in need of repair.	Repair as required only - short term. On going maintenace issue	-	-	-	2	ES	L		Under maint. budget.
	- Acoustical Treatments	None - reflective surfaces only	Verify whether or not addition of some absorbative surfaces would benefit acoustics	-	-	-			-		
	- Theatrical Lighting	Yes, extensive	No action required	-	-	-	3	ES	-		
	- House Lighting	Yes	No action required	-	-	-	3	ES	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual Systems & Assistive Listening	Yes. Need to confirm assistive listening.	Confirm if curent conforming system exists	-	-	-	-	-	-		
15.	**Performing Arts - Stage**										
	- Finish Materials	Wood stage painted plaster and masory walls, and no ceiling; open to the fly space.	No action required	3	3	3	3	ES	-		
	- Acoustical Treatments	None	No action required	-	-	-	3	ES	-		
	- Theatrical Lighting	Yes	No action required	-	-	-	3	ES	-		
	- Stage Curtains (fire, proscenium, back of house)	Yes	No action required	-	-	-	3	ES	-		
	- Rigging	Yes-full fly	No action required	-	-	-	3	ES	-		
	- Stage Accessibility	Yes, via of a wheel chair lift	No action required	-	-	-	3	ES	-		
16.	**Performing Arts - Music Rooms**										
	- Finish Materials	Large choral and band rooms with tiered risers built in. Rooms are not handicapped accessible. Both have emergency egress top and bottom of risers. Carpet, GWB and ACT finishes.	Provided accessibility. Upgrade finishes	2	2	2	2	ES	S		
	- Acoustical Treatments	Tectum on back wall	Some panels are damaged, replace	-	-	-	2	ES	S		
	- Casework	None	No action required	-	-	-					
	- Visual Display Surfaces	Yes- marker boards	No action required	-	-	-	3	ES	L		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	No	No action required	-	-	-					
	- Light Fixture Types and Layout	Recessed, lens type.	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems & Assistive Listening	Yes	Upgrade as required. See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Practice Rooms	Yes									
17.	**Gymnasium**	None (Refer to 1980 Building- Lord)									
18.	**Natatorium**	None (refer to 1980 Bldg.- Lord)									
19.	**Weight Room / Exercise Room**	None (Refer to 1980 Building- Lord)									
20.	**Locker Rooms**	None (Refer to 1980 Bldg. -Lord)									
21.	**Locker Area Bathrooms**	None (Refer to 1980 Bldg. -Lord)									
22.	**Restaurant**										
	- Finish Materials	Painted bright "orange" with some decorations for effect. Carpet,plaster and ACT	Replace carpet, paint walls and replace ceiling tiles.	1	2	2	1	OB	S	1175 sf cpt 1175 sf act	
	- Casework	loose restaurant furniture and vending machines. Stainless steel salad bar.	No action required	-	-	-	3	-	-	-	
	- Visual Display Surfaces	Menu and marker boards. Pictures and posters on walls	No action required	-	-	-	3	-	-	-	
	- Sinks	None	No action required	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required	-	-	-	-	-	-	-	

DRAFT

SCHOOL NAME: Lowell High School - 1922 Building (Kouloheras)

DATE OF REVIEW: 07-01-2013

REVIEWER: CK / RS

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
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4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Acoustical Treatments	ACT ceiling and carpet floors and risers.	See finish materials comment	-	-	-	2	OB	-	-	
	- Light Fixture Types and Layout	parabolic and wall mounted lanterns for effect	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
23	**Kitchen**										
	- Finish Materials	Alterative kitchen as part of curriculum. Serves "restaurant" for staff only. Presumably waiter service. Finishes appear to be in disrepair and do not comply with current BOH standards.	Complete renovation recommended	1	1	1	1	OB	S	1330 sf	
	- Overhead or Counter Doors	Doors only	No action required	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Patterned after a restaurant kitchen.	No action required	-	-	-	-	-	-	-	
	- Equipment Visual	Equipment may be adequate , but should be inspected.	Evaluate condition of each specific piece of equipment and replace as required. Assume about 75% replacement	-	-	-	TBD	ES/OB	S	Allowance	
24.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Work room and a dining room connected to faculty office above. Open "loft" type space in the upper level of the 1898 Bldg. A ceiling was hung to separate from spaces below. Only one stair and no elev. access. Carpet, GWB and ACT.	The upper level does not technically qualify as a mezzanine and may require the addition of a second exit stair. Also it appears that wheelchair access should be provided.	3	3	3	3	ES	L	add 2nd stair	
	- Casework	Kitchenette in faculty dinning. Staff mailboxes in workroom	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-	-	
	- Sinks	Faculty dinning room only	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Parabolic and Pendant type fixtures I loft. Decorative pendant in Faculty private office at upper loft space.	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

DRAFT

SCHOOL NAME: Lowell High School - 1922 Building (Kouloheras)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	Yes	Refer to electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	see elect. report	
	Workstations (FF+E)	Yes	No action required	-	-	-	3	ES	-	-	
25.	**Health Clinic**										
	- Finish Materials	Suite appears to have been recently renovated. Recently renovated. VCT, GWB and ACT all in good condition.	No action required	3	3	3	3	ES	-	-	
	- Casework	Plastic laminate casework and tops in exam rooms	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-	-	
	- Sinks	Yes in exam rooms	No action required	-	-	-	3	ES	-	-	
	- Light Fixture Types and Layout	Parabolic	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Privacy Curtains	None, separate exam rooms	No action required	-	-	-	3	ES	-	-	
26.	**Admin. Office Area**										
	- Finish Materials	Relatively new carpet and painted GWB. ACT ceilings are in good condition.	No action required	3	3	3	3	ES	-	-	
	- Casework	Millwork in very good condition. Transaction counter at reception	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces		No action required	-	-	-	3		-	-	

DRAFT

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Entry Door Intercom	None observed	No action required	-	-	-	-	-	-	-	
	- Reception/Waiting	See finish material Loose seating	No action required	-	-	-	3	ES	-	-	
	- Conference	See finish materials , all in good condition	No action required	-	-	-	3	-	-	-	
	Workstations (FF+E)		No action required	-	-	-	-	-	-	-	
27.	**Guidance & Psychology Office Area**	None (Refer to 1980 Bldg. -Lord)									
28.	**SPED Office Areas**										
	- Finish Materials	Carpet floors, GWB walls and ACT Ceilings in good condition	No action required	3	3	3	3	ES	-	-	
	- Casework	Counter at recption	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Yes	No action required	-	-	-	3	ES	-	-	
29.	**Student Toilets**										
	- Finish Materials	Most toilet rooms were renovated as part of the 1995 project. Partitions and fixtures have been maintained to date. Generally girl's toilet rooms are in better condition then the boy's. Ceramic tile floors and walls, GWB ceilings	Repair and replace damaged or missing floor and wall tiles. Investigate cause of GWB ceiling stains and repair accordingly	2	2	2	2	ES	S	1000 sf GWB 500 sf CT	
	- Toilet Partitions	Many/most are being replaced summer 2013	No action required	-	-	-	4	N	-	-	
	- Plumbing Fixtures	Plumbing fixturse are generally in good condition	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	

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SCHOOL NAME: Lowell High School - 1922 Building (Kouloheras)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Mirrors	Polished stainless steel. Some missing or damaged	Replace damaged and missing mirrors	-	-	-	2	ES/OB	S		
	- Accessories	Many in fair to poor condition	Replace damaged and old accessories	-	-	-	2	ES/OB	S		
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Most toilets rooms are accessible based on observations	No action required	-	-	-	-	-	-	-	
30.	**Staff Toilets**										
	- Finish Materials	Renovated in 1995 - similar to student toilets only in better condition.	No action required	3	3	3	3	ES	-	-	
	- Toilet Partitions	Are in good condition	No action required	-	-	-	3	ES	-	-	
	- Plumbing Fixtures	Are in good condition	No action required	-	-	-	3	ES	-	-	
	- Mirrors	Are in good condition	No action required	-	-	-	3	ES	-	-	
	- Accessories	Are in good condition	No action required	-	-	-	3	ES	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Newer toilet rooms are accessible based on observations.	No action required	-	-	-	-	-	-	-	
31.	**Storage**										
	- Finish Materials	Varies Conc , GWB, Plaster, brick walls, VCT and Painted conc floors, Exposed stuct. And ACT ceilings. Generally in acceptable condition	No action required	2	2	3	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Built-In Storage	Not observed	No action required	-	-	-	-	-	-	-	
32.	**Mechanical & Service**										
	- Finish Materials	Varies	No action required				3	ES	-	-	

DRAFT

LOWELL HIGH SCHOOL - 1892 + 1922 + 1996

Date of Review: Tuesday, July 23, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Lowell High School (#26), located in the Downtown neighborhood of Lowell on both the southeast and northwest sides of the Merrimack Canal, was completed in various stages. The following building sections are located on the southeast side of the Merrimack Canal: a) Coburn Hall (1892) at the southwest end; b) a Middle Addition (1922); and c) the Kouloheras Addition (1996) at the northeast end. The facility is comprised of three stories, plus a Basement, with a floor area of approximately 322,000 square feet. Two pedestrian bridges across the canal connect the sister facilities at the Second Floor. Based on the site visit and subsequent consideration, the building structure generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Sister School: Lowell High School on the northwest side of the Merrimack Canal.	
2.	**Original Construction:** 1892 - Coburn Hall.	Age of Building: 121 years.
	Structural Engineer: Name not available.	Structural Dwgs: Not Available.
	Contractor: Name not available.	Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
	Original Construction: 1922 - Middle Addition.	Age of Building: 91 years.
	Structural Engineer: Name not available.	Structural Dwgs: Not Available.
	Contractor: Name not available.	Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
	Original Construction: 1996 - Kouloheras Addition.	Age of Building: 17 years.
	Structural Engineer: Name not available.	Structural Dwgs: Not Available.
	Contractor: Name not available.	Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
3.	**Renovations:** 1978 - Plaza between Coburn Hall and Middle Addition.	Age of Renovation: 35 years.
	Structural Engineer: Lev Zetlin Associates, Inc.	Structural Dwgs: Available - SS1 to SS8 (June 8, 1978).
	Contractor: Name not available.	Applicable Building Code: MA State Building Code - 2nd Ed. (July 1, 1975).
	Renovations: 1995 - Coburn Hall.	Age of Renovation: 18 years.
	Structural Engineer: Sverdrup Corporation	Structural Dwgs: Available - S001, S241, to S248, S510, S512.
	Contractor: Name not available.	Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
	Renovations: 1995 - Middle Addition.	Age of Renovation: 18 years.
	Structural Engineer: Sverdrup Corporation	Structural Dwgs: Available - S001, S221 to S224, S231 (December 11, 1995).
	Contractor: Name not available.	Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)

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LOWELL HIGH SCHOOL - 1892 + 1922 + 1996

Date of Review: Tuesday, July 23, 2013.

D. Structural

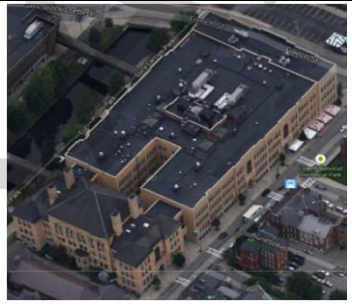
4.	**Description of Structure:** The facility, built on a level site, is comprised of three stories plus a Basement, with a floor area of approximately 322,000 square feet. Two pedestrian bridges across the canal connect the sister facilities at the Second Floor. Primary structural components include the following: Coburn Hall - fieldstone foundation walls; concrete slab on grade in Basement; exterior and interior (likely) brick bearing walls, wood floor plank and beams; some new infill floor framing at floors; channel steel reinforcement of wood floor beams. Coburn Hall Attic - some new infill with open web steel joists between wood floor joists, plywood floor sheathing, wood roof posts, interior wood trusses, wood rafters, wood roof plank, horizontal-plane structural steel bracing, hurricane anchors at interface of wood rafters and brick bearing walls. 1922 Middle Addition - fieldstone foundation walls; concrete slab on grade in Basement; reinforced concrete column in Basement and concrete slab above at First Floor; exterior brick bearing walls; virtually all of the interior structure is obscured, but there are hints of beams and columns at some locations (possibly reinforced concrete); Kouloheras Addition - expansion joint separation next to 1922 Middle Addition; and structural steel framing. Pedestrian Bridges - structural steel columns and beams. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction for the 1892 & 1922 building sections may have had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves a combination of the exterior and interior wood stud walls (with wood lath and plaster), unreinforced exterior and interior brick bearing walls, and infill CMU walls, acting as shearwalls, plus the frame action of beams and columns, in conjunction with the roof and floor diaphragms. Kouloheras Addition was designed when seismic provisions were required by Code. Exterior cladding is typically part of the exterior brick bearing wall or a brick veneer attached to steel stud back-up framing (Kouloheras Addition).
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Steel Lintels: There is extensive rusting and exfoliation of the steel lintels over the window openings at the Basement, and possibly at other levels as well. An allowance covering an investigation and eventual repair work of this condition should be included.			**2**	**S**
	b.	Roofs: A number of roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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General Building Information

SCHOOL NAME	**Lowell High School 1980 Building - Lord**
SCHOOL ADDRESS	50 Father Morissette Blvd, Lowell, MA 01852
SERVING GRADE LEVELS	10 through 12
NUMBER OF STUDENTS	Approximately 2700 at 1922 and 1980 buildings (2012-13 school year)
NUMBER OF STAFF	Approximately 300 at 1922 and 1980 buildings (2012-13 school year)
ORIGINAL CONSTRUCTION	1980. renovated 1995
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**Refer to 1922 Bldg. Info.**
	for this section
SITE AREA FOR BUILDINGS	
SITE AREA FOR PAVING	
SITE AREA FOR PLAYFIELDS	
SITE AREA FOR OPEN SPACE	
ZONING DESIGNATION	
NEIGHBORHOOD	

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Type 2A	E	approx. 211,300	3 stories	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

DRAFT

SCHOOL NAME **Lowell High School - 1980 Building - Lord**

DATE OF REVIEW: 07-01-2013

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A. Site

note: door numbers in [ ] per BeSafe plans

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	One main entrance off of Father Morisette Blvd. and six secondary exit locations. Glazed aluminum doors in aluminum frames w/ aluminum framed sidelights. Painted steel doors w/ painted steel frames.	See comments on Exterior Building	2	ES	S		
	- Connection to accessible route and accessibility	Entrances connected to accessible route - assumed that concrete sidewalks meet slope requirements (ADA). Most entrances are accessible except loading dock and two emergency egresses at natatorium. All required entrances are accessible.	No action required	3	ES	-		
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	3 total designated onsite parking for staff. On street parallel and 90 degree handicapped parking. Balance of staff, faculty, student, and visitor parking in adjacent city owned parking garage. Bituminous paving at all parking.	No action required	2	ES	-		
	- Curbing Materials and Wheel Stops	Granite, both straight No Wheel Stops.	No action required	2	ES	-		
	- Number and size of spaces by type (typical, accessible)	Straight on site. Parallel on street. Number - N/A. Approximately 9' x 18-20' where visible. Three parking spaces on site for senior staff	No action required	-	-	-		
	- Parking striping	City owned	No action required	-	-	-		
	- Accessible Parking Signage	Yes. Signage on posts at Father Morrisette Blvd., however striping on pavement is not per MAAB standard	Revise striping	1	-	S		Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Limited pick up and drop off on Father Morissette Blvd on city sidewalk	No obvious improvement apparent	-	-	-		
	- Car and Bus Separations	No	No action required	-	-	-		

DRAFT

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A. Site

note: door numbers in [ ] per BeSafe plans

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehicle. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks. Walks parallel to the canal	No improvement needed	-	-	-		
	- Traffic Markings and Traffic Signage	Yes for both.	City jurisiction.	-	-	-		
	- Walkway Materials	Concrete walkways throughout. A portion of the concrete walkway paving has been replaced at the main entrance, however some cracked and broken areas remain.	Replace damaged paving.	2	ES	S	2000 SF	
	- Curb Cuts and Detectable Warning Strips	Yes there are curb cuts. No detectable warning strips.	Add detectable warning strips	-	-	L		Under maint. budget.
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp located on east side at service entry [11]	Some minor cracking of wall caps. Seal cracks	2	ES	L		Under maint. budget.
5.	**Fire Department Access**							
	- Locations	Access to most of four sides. 90% of the buiding or more.	No action required	-	-	-		
6.	**Service Area**							
	- Paving Materials	Service area is accessed from Father Morisette Bld. via a drive around to the rear of the school. Bituminous paving at vehicular, concrete paving at pedestrian and loading dock. Sloped granite curbing	Replace damaged road and walkway paving. Reset sloped granite curbing which has settled	1 to 2	ES	S	300 LF Curbing 1000 SF Bit. Paving	
	- Loading Dock or Leveler	Loading dock; no leveler	No action required	2	ES	-		

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A. Site

note: door numbers in [ ] per BeSafe plans

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	1 Large, 2 small dumpsters and miscellaneous recycling totes. No trash compactor.	No action required	-	-	-		
	- Protective Bollards	Yes,some not plumb	Straighten bollards.	1 to 2	ES	S	12 Each	
7.	**Athletic Fields & Play Areas**	Athletic and play fields at a remote site which is not a part of this evaluation	N/A					
8.	**Fencing**							
	- Locations and Materials	Service entrance and court (chain link) at property line and between walk and drive (chain and bollards). Canal has painted cast iron each side full length.	Replace portions of fencing which is damaged	2	ES	L	100 LF 6 ft high	
9.	**Site Topography**							
	- Characteristics	Flat, mimimum slope for drainage	No action required	-	-	-		
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Mature trees and shrubs between the school and the canal. Miscellaneous planting beds at front entrance. Raised planters for Life Skills adjacent to service road. Empty architectural planters at perimeter. Primarily deciduous trees at canal. Lawn bordering the canal. Miscellaneous planters. Sparse except at canal.	Consider adding plants to planter boxes.	3	ES	L		Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Benches and gathering spaces along the canal. Generous entrance courts. Lawn and trees with concrete walk ways at the canal. Concrete entrance courts and sidewalks. The canal is appealing and is open to the general public. There is a trolley car that runs parallel and between the canal and the high school.	Portions of the planted and lawn area at the service drive is overgrown Trim and replace	3	ES	S		Under maint. budget.
12.	**Site Lighting (see electrical obs. also)**							

DRAFT

SCHOOL NAME **Lowell High School - 1980 Building - Lord**

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A. Site

note: door numbers in [ ] per BeSafe plans

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Fixture Types (pole, bollard, wall, soffit) and Materials	pole mounted site lighting along roadway; wall mounted on building at entrances and along building perimeter. painted steel, anodized alum.	See Electrical report	see elect. report	see elect. report	see elect. report		
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Yes to water, sanitary, elecatricity, transformer, gas, and telecom. Oil is N/A.	No apparent need for action	-	-	-		
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	No	No action required	-	-	-		
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	Benches along canal	No action required	3	ES	-		
	- Event Sign	Site sign - masonry piers and backlit message sign . Has settled out of plumb and brick piers are deterioating.	Rebuild sign	2	ES	S	1 sign	Allowance
	- Flagpoles	Yes, 3 at main entrance	No action required	4	N	-		
16.	**Site Drainage**							
	- Ponding	None visible	No action equired	-	-	-		
	- Catch Basins	Yes	No apparent need for action	-	-	-		

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A. Site

note: door numbers in [ ] per BeSafe plans

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Bio-retention area	None	No action required	-	-	-		
17.	**Irrigation System**							
	- Locations	None visible	No action required	-	-	-		
18.	**Other Observations**							
		2 enclosed bridges connecting the 1980 building with the 1922. The bridges are at the second level and they span the canal and trolley tracks.	See Building exterior for comments	2/3	ES	S		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Walls- Brick veneer (4x4x8 in.) with decorative recessed courses. Split faced concrete block at ground level. Column and Beam covers at ground level - Fiberous Cement(cement asbestos) panels 5/8 in. thick screwed to metal stud supports	Brick veneer is in good condition, except upper areas at the field house where water has gotten into the cavity from the gutter above and caused spalling and staining of the surfaces. In some locations portions of the brick which is built as a bond beam has broken off exposing the steel reinforcing rods. The cause of the water intrusion should be investigated thoroughly and the brick be repaired as soon as possible. Many fiberous cement column covers are damaged or have been replaced with painted plywood panels. As a mimimum the damaged ones and plywood ones should be replaced as soon as possible. Replacement of all panels should be considered. Portions of the precast concrete copings at the flat roof portion of the field house have deteriorated and should be replaced.	3,1*	ES, OB*	I*	540 SF Brick 800 SF Fiber cem. (8000 SF for all). 50 LF precast connc. coping	* Fiberous cement column covers and gutters
2.	**Windows**							
	- Frame Materials	Anodized Aluminum for fixed glazing and operable vents. Finish somewhat worn in some areas. Perimeter sealant deteriorated	Restore worn finish. Replace all perimeter sealant material	2 , 1	ES	S	20 LF ea. X 110	
	- Glazing Type and Color	3/4" insulating glass units wet glazed on exterior and dry glazing gaskets on interior. Some windows non insulated Plexiglas. All glass and Plexiglas is clear.	Insulating glass units nearing end of expected life, some fogging up from seal failure. Seals and gaskets in the glazing channel are failing. Replace all glass	2	ES	S	3200 SF	
	- Operable sash type and sash hardware	In swinging Hopper type. Four Bar Hinges (Anderberg) and Cam Latches.	Cam latches loose and worn at some windows. Replace worn cam latches	2	ES	S	110 latches	
	- Storm Windows and Insect Screens	None	No action required	-	-	-	-	
	- Sills	Brick, sloped. No security treatments.	No action required	3	ES	-		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Shades or Blinds	Manual roller shades at most windows	No action required	2	ES	-		
3.	**Entrance Systems**							
	- Frame Materials	Anodized Extruded Aluminum Storefront. Some frames have deteriorated. Infill panels identified as cement asbestos on existing drawings. Some panels are broken.	Replace broken cement asbestos panels with aluminum to match frames at entrances and transoms . Replace deteriorated extruded aluminum frames.	2	ES	S	200 SF panels 75 LF frames	
	- Glazing Type and Color	1"Insulated glass units clear. Some fogging up. Near end of life expectancy.	Replace glass	1 to 2	ES/OB	S	5000 SF	
	- Door widths & clearances	Wide stile anodized aluminum and insulating glass , 3"0" wide x 7 '-0" high per leaf, most doors are pairs. One rolling steel door at thee main entrance 5'-0" wide x 9'-0" high	Doors at the east side entrances have been painted over the anodized alum. These should be replaced	3/1	ES/OB	L	4 Pr.	
	- Entry door hardware	Exit devices on inside, aluminum pulls on outside, continues hinges at high use doors, offset pivots at lesser used doors and closers.	All hardware should be inspected and replaced as necessary	2	ES	L		Allowance
	- Power operators	One pair of doors at main entrance for wheel chair access.	No action required	3	-	-		
4.	**Exterior Doors**							
	- Materials	Painted hollow metal .	Repaint as required	2	ES	L		Under maint. budget.
	- Door widths & clearances	3'-0" wide x 7-0" high ' (typical)	No action required	-	-	-		
	- Door hardware	aluminum pull, exit device, door closer	No action required	2	ES	-		

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Overhead or Coiling Doors	At main entrance only (see above)	No action required	2	ES	-		
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Soffits at ground level- Cement asbestos panels in aluminum frame. Some broken and have fallen out of the frame Corrugated painted metal - north side field house. Cement plaster at loading dock area	Replace broken cement asbestos soffits with sythetic plaster on cement board.	2, 1*	ES	S	200 SF	
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants (unknown product) at brick controls joints and expansion joints . Aluminum windows to brick joints.	Sealant material is no longer viable and should be replaced throughout the building at brick to brick joints, cementious panels and brick to aluminum window and curtain walls with new silicone sealant.	1	OB	I	10000 LF	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat at Academic Building and sloped at Field House. Fully adhered EPDM single ply roofing at flat roofs , painted corrugated metal painted metal at sloped roof. Roof leaks reported at flat roof	EPDM single ply roofing will be nearing the end life expectancy soon. Paint on corrugated roof has chalked and will require replacement or recoating soon.	2	ES	S	40,000 SF EPDM	
	- Roof edges and copings	Aluminum copings @ flat roof. Metal built in gutter at sloped roof	Replace aluminum copings when re-roofing is done.	2	ES	S	1,100 LF coping	
	- Walkway pads	Roofing material	Replace when reroofing is done	2	ES	S	500 LF	
8.	**Skylights**							
	- Type (unit or glazed)	Glazed with insulated fiberglass panels (Kalwall) in aluminum frame	No action required	2	ES	-	-	
	- Glazing Type	Translucent fiberglas "Kalwall"	No action required	2	ES	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Curbs	integral with unit skylight	No action required	2	ES	-	-	
9.	**Gutters and Downspouts**							
	Gutters	Gutters at the sloped roof and downspouts at the exterior walls of the field house	See materials comment	1	OB	I	incl. in below	
	- Materials	Cast iron interior drains at flat roofs. Built in gutter at the base of the sloped roof. Three sided exterior painted metal down spouts at sloped roof	Gutters are failing and should be replaced with new metal and lined with a flexible membrane. Down spouts are rusting in some areas and should have rust removed, primed and repainted.	1	OB	I	600 LF gutter	
	- Splash block or tied to storm drainage	Interior roof drains at flat roofs tied to storm drainage. Exterior downspouts at field house drain on to ground or paving	No action required	3	-	-		
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Stairs at loading dock and service yard, east side. Cast in place concrete.	No action required	2	ES	-		
11.	**Areaways**	None						
12.	**Bridges Connecting 1980 and 1022 Bldgs.**							
	- Types and Locations	Painted steel girders with steel and concrete floors supported on columns , covered with an aluminum and polycarbonate vault. Polycarbonate cover at the north bridge has severely yellowed.	Replace old polycarbonate. Also evidence of water intrusion at the south bridge at the intersection of the buildings. Correct leaks.	1 and 3	ES and OB	S	3700 SF polycarbonate vault	
13.	**Other Observations**	None						

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials	Finishes vary from lobby space to lobby space , main entrance has quarry tile floors,others have VCT. Walls vary from brick to split face CMU to GWB. Ceilings are generally ACT	Provide typical maintenace.	3	2	2	ES	ES	L		Under maint. budget.
	- Entrance Mats	yes	Replace worn mats as required as part of on going maintenance.	2	-	-	2				
2.	**Corridors**										
	- Finish Materials	Finishes vary from good to poor condition. Upgrading has been done on an as needed basis. ACT ceilings . Carpet and tile floors on the 3rd floor have been replaced this summer with VCT. Floors on lower levels are mosly VCT. Walls are mostly GWB or Steel panels, with some CMU. Brick in lobby areas. Bridges have sheet vinyl floors that is very worn	Replace damaged ACT. Replace sheet vinyl floors at bridges with VCT	1/3	3	2	2	ES	S	800 SF ACT 3600 SF VCT at bridges	3rd floor, floor fin. redone in VCT, 8/2013
	- Lockers	Single Tier, 12 in.x12in. X 72 in. Painted Steel	No action required	-	-	-	3	ES	-		
	- Transoms & Borrowed Lights	Painted hollow metal and glass	Repaint as required	-	-	-	2	ES	S		Under maint. budget.
	- Doors & Sidelights	Painted hollow metal and glass	Repaint as required	-	-	-	2	ES	S		Under maint. budget.
	- Door Hardware	Mortised Locksets with level handles and butt hinges typical . Exit devices and hold open closers at exit doors at stairs. Most locksets appear to be functioning okay. Hold open closers appear to be worn	Replace worn hold open devices	-	-	-	2	ES	L	12 pr. Hold open/ closers	
	- Door Widths & Clearances	Typically 3'-0" wide x 7'-0" high door leafs , single doors at classrooms, offices, utility and storage rooms and double at exits	No action required	-	-	-	2	ES	-		
	- Door Thresholds	Aluminum saddles at exterior doors. Most are somewhat worn	Replace as required	-	-	-	2	ES	S	12, 6ft. Long ea.	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Doors from classrooms , offices , storage rooms etc. are painted hollow metal unrated. Glass lights in some doors, where there are no sidelights.	Provide typical maintenance	-	-	-	2	ES	L		Under maint. budget.
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Some hold open decices not functioning	Replace nonfuntioning hold open devices	-	-	-	1	ES	S		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Apparent rated corridor construction	Corridor walls do not appear to be fire rated which they are not required to be by the Building Code, except where they are an extension of the exit stair wells.	No action required	-	-	-	-	-	-		
	- Wall Projecting Objects	Some drinking fountains project from wall beyond allowed limit	If future building renovations trigger building or accessibility code requirements, provide barriers that meet code requirements	-	-	-	-	ES	-	6 locations	Costs under renovation estimate.
	- Drinking Fountains	The drinking fountains projecting from the wall appear to be functioning adequately. Recessed drinking fountains are functioning poorly and do not meet current handicapped requirements	Replace recessed drinking fountains. (see plumbing)	-	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report
3.	**Building Signage**										
	- Materials	Plastic room number and special use room identification, as well as toilet room signs are provided. There are no way finding signs.	See item below under accessibility.	-	-	-	1	OB	-		
	- Code Required	Stair location and assembly room capacity signs do not appear to be provided.	Provide new signs in compliance w/ AHJ.	-	-	-	1	OB	S		Under maint. budget.
	- Accessibility Compliance	Signs provided do not conform to current MAAB or ADA regulations. They do not have raised letting and there is no braille writing provided.	If future building renovations trigger building or accessibility code requirements, provide compliant room signs.	-	-	-	1	OB	-	approx. 150 room signs	Costs under renovation estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan treads and risers with steel stringers. Rubber tread and landing covering.	Many rubber treads deteriorated. Floor finish at most stairs should be replaced	-	-	-	1	OB	S		
	- Treads & Risers (uniformity, nosings)	Many treads and risers do not meet current building Code standards but may be acceptable do to the fact that they meet the code that they were built under.	Replace any damaged resilient treads and risers	-	-	-	1	OB	S	15 stair runs	
	- Guardrails (height, sphere)	Guardrails do not meet current building code standards for height and opening sizes	Modify guard rails by adding members to reduce opening size and increase height.	-	-	-	1	OB	S	12 guard rail locatons	
	- Handrails (height, extensions, section)	Handrail height appears to be okay. Extensions do not appear to meet current requirements	If future building renovations trigger building or accessibility code requirements, replace handrails to be code compliant.	-	-	-	1	OB	-		Costs under renovation estimate.

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				FLOOR	WALLS	CEILING	GENERAL				
	- Landing Clearances	Appear to be adequate	No action required	-	-	-	-	-	-		
	- Minimum Headroom	Appears to be adequate	No action required	-	-	-	-	-	-		
	- Presence of Storage Beneath	Yes, storage units at 1st floor NW stair	Non code conforming, relocate storage units	-	-	-	-	-	I		Under maint. budget.
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Floor- VAT Walls - Plastic laminate Ceiling- plastic egg crate (one panel missing). Finishes are very worn . Paint on metal door and frame is very scratched up. The 4'-6" x 5'-0" size with a 3'-0" x 7'-0" door will not accommodate a gurney. Weight is 2,000 lbs with 3 stops.	Consider replacing with larger elevator that accommodates a gurney in the furure	1	1	2	1	OB	S	1 Cab	
6.	**Little Theatre**										
	-Materials	Tiered carpeted floor with loose seating . GWB wall and ACT ceiling. Space accommodates approximately 300 seats	No action required	3	3	3	3	ES	-		
	Doors	Hollow metal	No action required	-	-	-	3	ES	-		
	Door Hardware	Exits devices, closers and butt hinges	No action required	-	-	-	3	ES	-		
	Door width	3"-0"	No action required	-	-	-	-	ES	-		
	Casework	None	No action required	-	-	-	-	-	-		
	Visual Display Surfaces	Projection screen	No action required	-	-	-	2	ES	-		
	Sinks	None	No action required	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	-Room Divider	Accordion type - doesn't appear to be used.	No action required	-	-	-	3	ES	-		
	Light Fixture Types	Recessed incandescent	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	Audio & Interactive Systems	Minimal	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
8.	**General Purpose Classrooms**										
	- Finish Materials	Finishes are in generally fair to good condition . All classrooms on 3rd floor had new VCT installed 8/2013	Replace portions of ACT ceiling that are either broken or stained. Investigate cause of staining	3	2	2	2	Varies N to ES	L	2500 SF ACT	Some stains on ceilings
	- Doors & Sidelights	Painted hollow metal, most classrooms have glass sidelights in hollow metal frames	No action required	-	-	-	2	ES	-		
	- Door Hardware	Mortised locksets with lever handles and butt hinges	No action required	-	-	-	2	ES	-		
	- Door Widths & Clearances	Typical doors are 3'-0" wide	No action required	-	-	-	3	ES	-		
	- Door Thresholds	None	No action required	-	-	-	-	-	-		
	- Casework	None built in	No action required	-	-	-	3	ES	-		
	- Visual Display Surfaces	Marker boards	No action required	-	-	-	2	ES	-		
	- Sinks	None	No action required	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Typically 2' x 4' recessed parabolic fluorescent	No action required, see Electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems	See Electrical report	See Electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
9.	**Science Classrooms**										
	- Finish Materials	Finishes are generally in fair to good condition. New VCT floors were installed 8/ 2013. Walls are GWB or demountable steel panels. Ceilings are ACT	Replace any damaged or stained ceiling tiles	3	2	2	2	ES	L	With gen. purpose classrms	
	- Doors & Sidelights	Doors from adjacent classroom Hollow metal in hollow metal frame. Doors from corridor hollow metal in hollow metal frame with glass sidelight.	No action required	-	-	-	2	ES	-		
	- Door Hardware	Mortised lockset with lever handles , butt hinges	No action required	-	-	-	2	ES	-		
	- Door Widths & Clearances	Typically 3"-0"	No action required	-	-	-	-	-	-		
	- Door Thresholds	None	No action required	-	-	-	-	-	-	-	
	- Casework	Stained wood	Refinish, replace any missing hardware and repair some lab benches	-	-	-	2 to 3	ES	L	100 LF full ht and wall cab	
	- Lab Benches	Stained wood with black epoxy tops	Same as casework	-	-	-	2 to 3	ES	L	400 LF	
	- Emergency Shower and Eyewash	Yes in Chemistry Lab	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Fume Hoods	Yes in Chemistry Lab	No action required	-	-	-	see HVAC report	see HVAC report	see HVAC report	see HVAC report	
	- Sinks	Yes	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Gas Service & Emergency Shutoffs	Yes	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Non-Potable Water Service	See Plumbing report	See Plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Visual Display Surfaces	White boards and blackboards	No action required	-	-	-	2	ES	-	-	
	- Light Fixture Types and Layout	Recessed 2x 4 fluorescent with acrylics lenses	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	Some rooms have TV monitors	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
10.	**Art Classrooms**	None (refer to 1922 Building - Kouloheras)									
11.	**Technology Clsrms.**										
	- Finish Materials	Finishes; carpet, GWB and ACT are similar to typical classrooms and in fair condition	Finishes are serviceable for the near future Replace as needed	2	2	2	2	ES	L	With gen. purpose classrms	
	- Doors & Sidelights	Same as typical classrooms	No action required	-	-	-	-	-	-	-	
	- Door Hardware	Same as typical classrooms	No action required	-	-	-	-	-	-	-	
	- Door Widths & Clearances	Same as typical classrooms	No action required	-	-	-	-	-	-	-	
	- Door Thresholds	None	No action required	-	-	-	-	-	-	-	
	- Casework	None	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	White marker boards	No action required	-	-	-	2	ES	-		
	- Sinks	None	No action required	-	-	-	-	-	-	-	

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

DATE OF REVIEW: 07-01-2013

REVIEWER: CK / RS

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Recessed 2x 4 parabolic fluorescent	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	See Electrical report	See Electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
12.	**SPED Classrooms**										
	- Finish Materials	Level of finish is similar to General purpose classrooms	Replace some broken or stained ceiling tile	2	2	2	2	ES	L	With gen. purpose classrms	
	- Doors & Sidelights	Similar to general purpose classrooms	No action required	-	-	-	-	-	-	-	
	- Door Hardware	Similar to general purpose class room	No action required	-	-	-	-	-	-	-	
	- Door Widths & Clearances	3'-0" min.	No action required	-	-	-	-	-	-	-	
	- Door Thresholds	N/A	No action required	-	-	-	-	-	-	-	
	- Casework			-	-	-	-	-	-	-	
	- Visual Display Surfaces	Similar to general purose classroom	No action required	-	-	-	-	-	-	-	
	- Sinks	None (in 1980 bldg.)	No action required	-	-	-	-	-	-	-	
	- Kitchen & Laundry Appliances	None (in 1980 bldg.)	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Similar to general purpose classrooms	No action required	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Audio-Visual & Interactive Systems			-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Performing Arts - Auditorium**	None (refer to 1922 Building - Kouloheras)									
14.	**Performing Arts - Stage**	None (refer to 1922 Building - Kouloheras)									
15.	**Performing Arts - Music Rooms**	None (refer to 1922 Building - Kouloheras)									
16.	**Media Center**										
	- Finish Materials	Finishes are generally in good condition. Much of the walls are covered with wood paneling. Acoustical panels on upper walls in two story reading area. Floors are carpet	Address specific issues like stains at upper ceiling and modify study desks to provide more computer stations.	3	3	3	3	ES	L	500 SF	Stains on reading area ceiling
	- Stacks	Wood 5'-0"	No action required	-	-	-	3	ES	-	-	
	- Carrels	Wood study desks have power and data for computer use. It appears that many of them could be modified to accommodate more computers (as suggested by the librarian during our visit)	Modify study desks to provide more computer stations	-	-	-	3	ES	L	Add 12	
	- Shelves	Wood free standing and built in	No action required	-	-	-	3	ES	-	-	
	- Circulation Desk	Wood circular desk in good condition	Noaction required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker board In conference room	No action required	-	-	-	3	ES	-	-	
	- Workroom / Staff Areas	CPT, GWB, ACT	No action required	3	3	3	3	ES	-	-	
	- Light Fixture Types and Layout	Fluorescent linear pendant most areas chandelier type over the main reading area.	Light level in main reading area should be increased. Modify existing fixtures See Electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
17.	**Gymnasium**										

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Athletic synthetic flooring somewhat worn in gym, very worn in Lobby, CMU walls with Tectum acoustical panels on upper portion which are damaged and stained in most locations. Ceiling exposed structure.	Replace worn and damaged finishes, Lobby floor and Tectum panels	1 and 2	2	3	2	ES	S	2400 SF Tectum, 1350 SF Syn. Ath. Flr.	* Tectum panels damaged
	- Wall Pads	None provided because of the large distance from the basketball court to the walls).	No action required	-	-	-	-	-	-	-	
	- Acoustical Treatments	Tectum panels on the upper portion of the walls	Replace some that are damaged	-	-	-	1	OB	S	incl. in above	
	- Drinking Fountains	Drinking fountains, one not functioning, one had been removed.	Replace non fuctioning drinking fountains See Plumbing report	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	
	- Backstops	6 backward folding backstops two glass for main court play and four white opaque for secondary court play	Replace in near future	-	-	-	1	ES	S	6	
	- Scoreboard & Time Clocks	One scoreboard (did not observe how well it functions) and two shot clocks	No action required	-	-	-	3	ES			
	- Bleachers	Telescoping wood , do not conform to current standards for aisles with hand rails and positions for wheelchairs next to companion seats.	If future building renovations trigger building or accessibility code requirements, replace with up to date, compliant bleachers.	-	-	-	2	OB	-		Costs under renovation estimate.
	- Dividing Curtains	None	No action required	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required	-	-	-	-	-	-	-	
	- Climbing Ropes	None	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Suspended flourescent	No action required (See electrical report)	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems	Audio system for sports event announcements	See Electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
19.	**Natatorium**										
	- Finish Materials	1x 1 ceramic tile deck and base . Painted CMU walls and Tectum panel ceiling all in fair condition.	Replace some damaged floor and base tile	2	2	2	2	ES	S	100sf tile	
	- Doors & Sidelights	Painted hollow metal rusted	Replace doors and sidelights	-	-	-	1	OB	S	4 doors and frames with sidelights	
	- Door Hardware	mortised locksets and exit devices at exit doors with closers.	Replace hardware when replacing doors	-	-	-	2	ES	S	incl. in above	
	- Door Widths & Clearances	4'--0" and 3'-0"	See above	-	-	-	-	-	-	-	
	- Door Thresholds	Alum. At exterior door only	No action required	-	-	-	3	ES	-	-	
	- Pool Construction	Concrete faced with ceramic tile	Deficiencies in concrete noted in structural report. Further structural investigations of damaged concrete required to determine extent of repairs required . At this time provide an allowance to cover engineering and repairs of about 1000 s.f of pool structure. Also basement has flooded from time to time . Include in investigation.	-	-	-	2	ES	S	Allow for investigation and repair	
	- Scoreboard & Time Clocks	Yes	No action required	-	-	-	3	ES	-	-	
	- Light Fixture Types and Layout	1'-0" x 4'-0" fluorescent with moisture proof covers mounted on the wall just below the ceiling all around the room	See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	Audio system for sports event announcements	See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
19.	**Weight Room / Exercise Room**										

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Floor is resilient athletic tile, walls are painted CMU and ceiling is ACT all in fair to good condition	No action required	3	3	2	3	ES	-	-	
	- Mirrors	Yes	No action required	-	-	-	3	ES	-	-	
	- Equipment FF+E	Free weights and exercise machines	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker boards and tack boards	No action required	-	-	-	3	ES	-	-	
20.	**Locker Rooms**										
	- Finish Materials	Tle floors, ACT ceilings	Replace worn and damaged finishes	1	1	1	1	OB	S	4000 SF ACT 2200 SF tile	
	- Doors	HM doors and frames in generally fair condition	Provide repairs to some doors	-	-	-	2	ES	S	6 doors	
	- Door Hardware	Locksets, closers and butt hinges	replace some hardware items	-	-	-	1 to 2			incl. in above	
	- Lockers	Steel punched metal in fair to poor condition. Benches worn	Replace benches and and lockers	-	-	-	1	OB	S	220 team lockers, 400 12" lockers, 48 7' benches	
	- Showers (accessibility)	No accessible showers provided. Gang arrangements do not meet current plumbing code requirements in boys shower room and boys and girls team shower rooms	Completely renovate shower rooms	-	-	-	1	OB	S	1400 sf	
	- Visual Display Surfaces	Tack boards	Replace some damaged tack boards	-	-	-	1 and 2	ES	S	10	
21.	**Locker Area Bathrooms**										

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Finishes range from fair to poor condition. 1x1 floor tile in main locker rooms and painted concrete in team locker rooms. Walls are CMU and ceilings GWB or ACT.	Finishes should be replaced in the not too distant future as part of overall renovation of bathrooms.	1	2	1	1	ES	S	800 sf area	
	- Toilet Partitions	Some metal partitons have been recently replaced with plastic type.	Complete LPS project to replace older partitions or include in reno.	-	-	-	2	ES	S	-	Under maint. budget.
	- Plumbing Fixtures	Plumbing fixture are in good condition	See plumbing report	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Polished stainless steel, some damaged or missing	Replace damaged and missing mirrors	-	-	-	2	ES	S	part of overall reno.	
	- Accessories	Minimum	Update and supplement accessories	-	-	-	2	ES	S	part of overall reno.	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Tight access between lockers and benches. No accessible lockers apparent.	Renovation to correct conditon should be considered	-	-	-	2	-	S	part of overall reno.	
22.	**Cafeteria**										
	- Finish Materials	Finishes are in good condition. Columns are clad in GWB with MDF and WD wainscots. Ceiling is ACT	No action required	3	3	3	3	ES	-	-	
	- Casework	None	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Tack boards	No action required	-	-	-	2	ES	-	-	
	- Sinks	None	No action required	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required	-	-	-	-	-	-	-	

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	2x4 recessed fluorescent with acrylic lenses	See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
23.	**Kitchen & Servery**										
	- Finish Materials	Kitchen finishes are in fair condition. Servery finishes are in good condition. Kitchen has QT floors and Servery has VCT floors, CMU walls and ACT ceilings	No action required	3	3	2	3	ES	-	-	
	- Overhead or Counter Doors	None	No action required	-	-	-	-	-	-	-	
	- Serving Line Circulation Pattern	Individual serving counters, some cooking capability in the servery (for fast food items). Entry is from doors on east corridor and checkout is doors to the cafeteria to the north.	No action required	-	-	-	-	-	-	-	
	- Equipment Visual	Cooking and utensil washing equipment appears to be in fair but workable condition.	No action required	-	-	-	2 to 3	ES	-	-	
24.	**Teacher Workroom & Staff Areas**	Most in 1922 Bldg. Kouloheras									
	- Finish Materials	Finishes are in good condition. Carpet, CMU, GWB and ACT ceilings.	No action required	3	3	3	3	ES	-	-	
	- Doors	Metal	No action required				3		-	-	
25.	**Nurse & Health**										
	- Finish Materials	Finishes are in generally good condition whether VCT, GWB or ACT.	No action required	3	3	3	3	ES	-	-	
	- Casework	Wood in fair condition	No action required	-	-	-	2	ES	-	-	
	- Visual Display Surfaces	None observed	No acion required	-	-	-	2	ES	-	-	
	- Sinks	Wall hung	No action required	-	-	-	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Light Fixture Types and Layout	Recessed Flourescent	No action required	-	-	-	3	ES	-	-	
	- Privacy Curtains	Provided	No action required	-	-	-	3	E/S	-	-	
26.	**Admin. Office Area**										
	- Finish Materials	Finishes are in fair to good condition whether carpet, GWB or ACT.	No action required	3	3	3	3	ES	-	-	
	- Casework	Wood	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Marker boards and tack boards	No action required	-	-	-	3	ES	-	-	
	- Entry Door Intercom	None	No action required	-	-	-	-	-	-	-	
	- Reception/Waiting	Loose seating	No action required	-	-	-	-	-	-	-	
	- Conference	Carpet floors CMU and GWB walls and ACT ceilings all in good condition	No action required	4	4	3	4	N	-	-	
	Workstations (FF+E)		No action required	-	-	-	-	-	-	-	
27.	**Guidance & Psychology Office Area**	Similar to Administration	No action required								
28.	**SPED Office Areas**										
	- Finish Materials	Finish materials are in good condition. Similar to office areas	No action required	3	3	3	3	ES	-	-	
	- Casework	None	No action required	-	-	-	-	-	-	-	

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SCHOOL NAME: Lowell High School - 1980 Building (Lord)

DATE OF REVIEW: 07-01-2013

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Marker boards	No action required	-	-	-	3	ES	-	-	
29.	**Student Toilets**										
	- Finish Materials	Finishes are in relatively good condition with exceptions in various locations such as broken tile or stains on ceiling. Ceramic tile floors and walls. GWB ceilings	Repair broken tile and replace damaged and stained GWB ceilings	3	3	2	3	ES	L	100 SF tile	
	- Toilet Partitions	Metal toilet partitions have recently been replaced with plastic ones	No action required	-	-	-	4	N	-	-	
	- Plumbing Fixtures	Plumbing fixtures are in good condition (see plumbing report)	No action required	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Polished stainless steel. Poor to fair condition	Replace mirrors that are in poor condition	-	-	-	2	ES	S	Allow for 12 mirrors	
	- Accessories	Original accessories such as toilet paper holder where remaining are in poor condition, grab bers are in fair condition, newer plastic soap dispensers are in good condition	Upgrade accessories in poor condition. Assumed paper toilet holders were replaced with partitions 8/2013	-	-	-	1 to 3	ES /OB	S		Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Most toilet rooms appear to be accessible	No action required	-	-	-	-	-	-	-	
30.	**Staff Toilets**	Finishes are similar to those in student toilets but are generally in better condition. Ceilings are ACT	No action required	3	3	3	3	ES	-	-	
31.	**Storage**	None	No action required	-	-	-	-	-	-	-	
32.	**Mechanical & Service**	None	No action required.	-	-	-	-	-	-	-	

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LOWELL HIGH SCHOOL - 1980 + FIELD HOUSE

Date of Review: Wednesday, July 24, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Lowell High School (#27), located in the Downtown neighborhood of Lowell on both the southeast and northwest sides of the Merrimack Canal, was completed in various stages. The following building sections are located on the northwest side of the Merrimack Canal: a) Academic Wing, including the Kouloheras Library Media Center Addition; and b) Riddick Field House. The facility is comprised of three stories and no Basement at the Academic Wing, and two stories plus a partial Basement at the Field House, with a floor area of approximately 210,700 square feet. Two pedestrian bridges across the canal connect the sister facilities at the Second Floor. Based on the site visit and subsequent consideration, the building structure generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage). Sister School: Lowell High School on the southeast side of the Merrimack Canal.
2.	**Original Construction:** 1980. Age of Building: 33 years. Structural Engineer: Lev Zetlin Associates, Inc. Structural Dwgs: Not Available. Contractor: Jefferson Construction Corp. Applicable Building Code: MA State Building Code - 2nd Ed. (July 1, 1975).
3.	**Renovations:** 1995. Age of Renovation: 18 years. Structural Engineer: Sverdrup Corporation. Structural Dwgs: Available - S001, S232, S233 (December 11, 1995). Contractor: Name not available. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980 with Addendum July 1, 1988)
4.	**Description of Structure:** The facility, built on a level site, is comprised of three stories and no Basement at the Academic Wing, and two stories plus a partial Basement at the Field House, with a floor area of approximately 210,700 square feet. Two pedestrian bridges across the canal connect the sister facilities at the Second Floor. Primary structural components include the following: reinforced concrete - spread footings (possibly), foundation walls, concrete slab on grade at First Floor, framed slabs (Pool); structural steel - columns (some HSS), beams, deep steel trusses (Auditorium), large tapered bents (Field House); exterior and interior CMU walls (some possibly reinforced); concrete on steel floor deck (possibly formdeck); open web floor joists at floors and roof; steel roof deck. Lateral Force Resisting System (LRFS) - Without the benefit of either the original drawings or a detailed invasive investigation, it is problematical to define the LRFS. However, the buildings were designed pursuant to the seismic provisions of the 1975 Massachusetts State Building Code. Exterior cladding is typically brick veneer attached to either a CMU, or possibly a steel stud, back-up framing.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
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1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Field House Basement: There are indications of deterioration within this space. There are cracks and evidence of efflorescence in the bottom of the Pool deck slab. A large piece of concrete cover has delaminated from the concrete foundation wall next to the northwest side of the Pool, and the reinforcing steel is badly rusted. An allowance covering an investigation and eventual repair work of this condition should be included.			**2**	**S**
	b.	Field House Basement: This space was reportedly flooded recently due to an influx of water, likely through the joint at the interface of the concrete slab on grade and concrete foundation walls. If this type of event is to be prevented in the future then a positive interface needs to be put in place. An allowance covering an investigation and eventual repair work of this condition should be included.			**2**	**S**
	c.	Field House Exterior Cladding: There are signs of deterioration of the exterior brick. In some places pieces of brick have fallen off. Aside from the functional requirements, this condition also presents a potential safety hazard, particularly near the Main Entrance area. An allowance covering an investigation and eventual repair work of this condition should be included.			**2**	**I**
	d.	Roofs: A number of roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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General Building Information

SCHOOL NAME	**Lowell High School - Boiler Plant**
SCHOOL ADDRESS	Paige Street, Lowell MA 01852
SERVING GRADE LEVELS	-
NUMBER OF STUDENTS	-
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	unknown, last renovation 1996
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**16,144**
SITE AREA FOR BUILDINGS	5,133
SITE AREA FOR PAVING	1,000
SITE AREA FOR PLAYFIELDS	0
SITE AREA FOR OPEN SPACE	10,011
ZONING DESIGNATION	DMU - Downtown Mixed Use District
NEIGHBORHOOD	Downtown

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	no documentation available		2,500	one story	yes
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Lowell High School - Boiler Plant

DATE OF REVIEW: 07-01-2013

REVIEWED BY: CK / RS

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
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4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Approach from sidewalk granite threshold, step above grade	No action required	3	ES	-	-	
	- Connection to accessible route and accessibility	N/A	No action required	-	-	-	-	
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking off site. Possibly very limited short term parking on site for one or two cars. Concrete paving with granite curbs around planters.	No action required	-	-	-	-	
	- Curbing Materials and Wheel Stops	Granite straight curbs. No wheel stops. City owned and maintained	No action required	-	-	-	-	
	- Number and size of spaces by type (typical, accessible)	N/A	No action required	-	-	-	-	
	- Parking striping	N/A	No action required	-	-	-	-	
	- Accessible Parking Signage	Accessible parking on street. None required for this use.	No action required	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Service loading area at SW elevation with overhead coiling door at grade.	No action required	-	-	-	-	
	- Car and Bus Separations	N/A	No action required	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	N/A	No action required	-	-	-	-	
	- Traffic Markings and Traffic Signage	Provided by City	No action required	-	-	-	-	
	- Walkway Materials	Concrete sidewalks and service area	No action required	-	-	-	-	
	- Curb Cuts and Detectable Warning Strips	N/A	No action required	-	-	-	-	
	- Pedestrian Ramp Locations and Materials	N/A	No action required	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Limited access on 3 sides - front on city streets.	No action required	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Concrete	No action required	2	ES	-	-	
	- Loading Dock or Leveler	None required; service at grade.	No action required	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	None observed	No action required	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Protective Bollards	Yes, a number of them at gas meter	No action required	3	ES	-	-	
7.	**Athletic Fields & Play Areas**	No such facilities at this location.						
8.	**Fencing**							
	- Locations and Materials	Chain link around gas meter and between service court and Park Service property; like new condition.	No action required	3	ES	-	-	
9.	**Site Topography**							
	- Characteristics	Basically flat	No action required	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Some mature trees and plantings at service court	No action required	-	-	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	Service court may serve as an informal gathering space for employees	No action required	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	City street lights, building mounted fixtures (see electrical)	No action required	-	-	-	-	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	See engineers reports	See engineers reports	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required	-	-	-	-	
	- Bicycle Racks	None	No action required	-	-	-	-	
	- Flagpoles	None	No action required	-	-	-	-	
16.	**Site Drainage**							
	- Ponding	None observed	No action required	-	-	-	-	
	- Catch Basins	City storm system in street	No action required	-	-	-	-	
	- Bio-retention area	None	No action required	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required	-	-	-	-	
18.	**Other Observations**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
		Appears to share a property with the Park Service in back. The park service maintains the back property adjacent to the stack.	No action required	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Common Red brick with flemish bond.	Overall in very good condition; some repointing required.	3	ES	L	150 sf repoint	
2.	**Windows**							
	- Frame Materials	Aluminum/glass with insulating units	Appear to be relatively new and good condition	3	ES	-	-	
	- Glazing Type and Color	Dry glazing gasket	No action required.	3	ES	-	-	
	- Operable sash type and sash hardware	Fixed units	No action required.	3	ES	-	-	
	- Storm Windows and Insect Screens	None required	No action required.	-	-	-	-	
	- Sills	Aluminum and granite	No action required.	3	ES	-	-	
	- Shades or Blinds	None	No action required.	-	-	-	-	
3.	**Entrance Systems**							
	- Frame Materials	Painted wood frames and doors divided lites; appear to be original w/ Palladian divide light transoms above	Restore wood doors and frames.	1/3	OB/ES	S	2 doors	
	- Glazing Type and Color	Off white frames; dry glazing	Restore as part of above.	1/3	OB/ES	S	2 doors	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	2 pairs of doors	No action required.	-	-	-	-	
	- Entry door hardware	Very old.	Provide new hardware.	1	OB	S	incl. in above	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Overhead sectional painted metal door with vertical rise	Replace door that was damaged by fire.	1	ES	S	1 unit	
	- Door widths & clearances	Approximately 12 feet wide and 10 feet high	No action required	-	-	-	-	
	- Door hardware	Overhead type	hardware is broken and needs to be replaced	0	OB	S	incl. in above	
	- Overhead or Coiling Doors	see above	See above	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Limestone parapet cap	No action required	3	ES	-	-	
6.	**Sealants & Expansion Joints**							
	- Materials	Limited use; around windows, doors and louvers only.	Confirmm condition of joints an repair and /or replace as required	2	ES	L	Allow 1000 lf	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat roof; unable to access. Louver system in penthouse structure	Inconclusive because of limited access.	-	-	-	-	
	- Roof edges and copings	See above		-	-	-	-	
	- Walkway pads	See above		-	-	-	-	
8.	**Skylights**	None, but clearstory with louvered wall	No action required	-	-	-	-	
9.	**Gutters and Downspouts**	None	No action required	-	-	-	-	
10.	**Exterior Stairs and Ladders**	None apparent	No action required	-	-	-	-	
11.	**Areaways**	None apparent	No action required	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	Keystones, granite sills and foundations. Some brick infill of existing openings and decorative brick coursing constructed with nom. 8" square brick	Make necessary repair and repoint as required - generally in good condition	3	ES	L	See above	
13.	**Other Observations**							
		Massive brick chimney; approx. 12 feet in diameter and 100 feet tall. Constructed with nom. 8" square brick	Appears to be in good condition	3	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	2 large pair of wood doors, 1 overhead door. (see building exterior)	Doors appear to be original and should be maintained or replaced. Overhead door and hardware should be replaced.	-	-	-	2	OB	S	1	
2.	**Boiler Room**										
	- Finish Materials	2 rooms - main boiler room and emergency electrical w/ generator. Floors are brick or tile with concrete housekeeping pads under equipment. Interior of exterior walls are brick. South wall -brick is spalling. Generator room has CMU walls. Ceiling is exposed structure. Some out of use equipment remains in place.	Interior in general is in good condition except for interior face of south brick wall. Cause of spalling should be investigated further and approriate repair work should be done. Assign an allowance amount to cover this work. Also the equipment which is is not in use should be removed	2	2	2	2	ES	L	Allow.	
3.	**Building Signage**	Minimal	No action required								
4.	**Stairs & Exits**										
	- Finish Materials	Painted steel vertical ladder with a cage to roof hatch (no observation were made) Utility stair to steam tunnel w/ painted pipe railing	No action required	-	-	-	3	ES			
5.	**Elevators & Lifts**	None									
6.	**Interior Doors & Sidelights**										
	- Materials	2-2 hr. door to emergency electric room with generator	No action required	-	-	-	3	ES			
	- Door hardware	New hardware with closers	No action required	-	-	-	3	ES			
	- Door widths & clearances	3' x 7'		-	-	-	-	-	-		
38.	**Other Spaces**	Tunnel connecting the 1922 Building - did not access.		-	-	-	-	-	-		

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LOWELL HIGH SCHOOL - BOILER PLANT

Date of Review: Thursday, July 25, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Lowell High School Boiler Plant (#29), located in the Downtown neighborhood of Lowell next to the Lowell High School Freshman academy, was originally completed circa 1939. The facility, built on a level site, is comprised of a Mechanical Penthouse on top of with a floor area of approx. 2,700 square feet. A high circular, tapered brick stack is located immediately next to the building. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1939 (Verify) Age of Building: **74 years (Verify)** Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 1987 - (Verify) Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - Fifth Edition (effective September 1, 1980)
4.	**Description of Structure:** The facility, built on level site, is comprised of a Mechanical Penthouse on top of a one-story building with floor area of approximately **2,700** square feet. A high circular, tapered brick stack is located immediately next to the building. Primary structural components include the following: concrete foundation walls; concrete slab on grade at First Floor; exterior brick bearing walls; structural steel - trusses and beams at roof; an interior CMU wall enclosure; all other structural framing is obscured from view. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction likely had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both exterior unreinforced brick bearing walls acting as shearwalls. Exterior cladding is part of the exterior bearing walls.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Roofs: There appear to be signs of roof leaks on the underside of the roof slab. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention 1922 Building**	Building is mostly protected with automatic dry Sprinkler System and wet Standpipe system. The standpipe service is 6" in size located under a central stair. The 4" Sprinkler Service in a classroom closet is protected by a 4" Ames 2000 double check valve assembly.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25		REJ
2.	**Cross Connection Prevention 1980 Building**	Building is mostly protected with automatic wet sprinkler System and Standpipe system. Fire service is 6" in size. Service is protected by an Ames 2000 double check valve assembly	3	ES	S	Perform annual inspection to maintain. Sprinkle any unsprinklered spaces, the receiving area and the front overhang with a vehicle backed underneath.		REJ
3.	**Cross Connection Prevention Freshman Building**	There are no backflow preventers on the fire service. There is a 1,000 GPM electric split case fire pump in the pump room	2	ES	I	The fire pump is in fair condition and requires servicing of the main bearings which are corroded and leaking. Backflow protection should be added to the system.		REJ
4.	**Cross Connection Prevention Boiler Plant**	The 4" fire service is fed from the basement of an adjoining building (no access) and does not have a backflow preventer in the boiler building. There may be a backflow preventer in the adjoining building.	3	ES	I	Provide backflow preventer if none provided in adjoining building		REJ
5.	**Type of Sprinkler System 1922 Building**	System is a dry type with a 4" check valve assembly at the service entrance in a closet off a classroom. Piping is black steel with a combination of threaded and mechanical couplings and fittings	3	ES	NA	None. Maintain system inspections and testing per NFPA 25		REJ
6.	**Type of Sprinkler System 1980 Building**	System is wet type with a check valve assembly. Piping is black steel with a combination of threaded and mechanical couplings and fittings	3	ES	NA	None. Maintain system inspections and testing per NFPA 25		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Type of Sprinkler System Freshman Building**	Building is protected with automatic wet sprinkler System. Fire main is 4" in size. Piping is black steel with a combination of threaded and coupling joints and fittings depending on piping size. The sprinkler system is one zone.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25.		REJ
8.	**Type of Sprinkler System Boiler Plant**	Building is protected with automatic wet sprinkler System. Fire service is 4" in size. Piping is black steel with a combination of threaded and coupling joints and fittings depending on piping size. The sprinkler system is one zone.	3	ES	NA	None. Maintain system inspections and testing per NFPA 25.		REJ
9.	**Special Systems 1980 Building**	Kitchen Hood is protected with a chemical suppression system.	3	ES	NA	Continue with annual testing.		REJ
10.	**Special Systems Freshman Building**	There is a roof manifold with an operating valve below the roof.	3	ES	NA	Test per NFPA 25.		REJ
11.	**Misc Fire Protection 1922 Building**	4" Storz connection for sprinkler system.	3	ES	NA	None.		REJ
12	**Misc Fire Protection 1980 Building**	Sprinkler control valve assembly.	3	ES	NA	Test sprinkler control valve assembly per NFPA 25.		REJ
13.	**Misc Fire Protection Freshman Building**	Access Panel to sprinkler control valve assembly over 2-1/2" fire department valve.	3	ES	NA	Test sprinkler control valve assembly per NFPA 25.		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
14.	**Misc Fire Protection Boiler Plant**	4" Storz connection for sprinkler system.	3	ES	NA	None.		REJ
15.	**Sprinklers 1922 Building**	Sprinklers are fully concealed in corridors, dry pendant sprinklers in the auditorium, upright sprinklers in attics and utility spaces.	3	ES	NA	Provide inspections per NFPA 25.		REJ
16.	**Sprinklers 1980 Building**	Sprinklers are fully concealed type with white coverplate.	3	ES	NA	Replace coverplates that are missing.		REJ
17.	**Sprinklers Freshman Building**	Sprinklers are pendant type with escutcheon in finished spaces and upright in spaces without ceilings.	2	ES	I	Some sprinklers are heavily covered with dust and require cleaning. Sprinklers older than 50 years require testing per NFPA 25.		REJ
18.	**Sprinklers Boiler Plant**	Sprinklers in the boiler plant are upright type.	3	ES	NA	Provide inspections per NFPA 25.		REJ
	PLUMBING							
1.	**Cold Water System 1922 Building**	Domestic water service enters under the central stair and is 4". Service includes a meter with remote reader. There is a reduced backflow preventer for make-up water. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	NA	None.		REJ

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cold Water System 1980 Building**	Domestic water service enters the pool mechanical room and is 4". Service includes a meter with remote reader. The pool fill assembly has an air gap. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	NA	None.		REJ
3.	**Cold Water System Freshman Building**	Domestic water service enters under the pump room and is 4". Service includes a meter with remote reader. There is no reduced backflow preventer at the incoming service, there is one for make-up water in the penthouse. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	NA	None.		REJ
4.	**Cold Water System Boiler Plant**	Domestic water service enters the lower stair from the adjoining building (no access) and is 1-1/2". There is a reduced backflow preventer for make-up water. Piping is copper tubing with sweat joints. Piping is insulated.	3	ES	NA	None.		REJ
5.	**Hot Water System 1922 Building**	Hot water for the building is generated by an atmospheric gas fired water heater (1997) and stored in a tank. The heater has an input of 300,000 BTUH and 119 gallons storage. There is no master mixing valve or expansion tank. The hot water is recirculated.	3	ES	I	Provide a master mixing valve and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease.		REJ
6.	**Hot Water System 1980 Building**	Hot water for the building is generated by two atmospheric gas fired water heaters, each with its own horizontal uninsulated tank. Each heater has an input of 1,255,000 BTUH and approximatly 500 gallons storage (each). There is no master mixing valve or expansion tank. The hot water is recirculated.	2	ES	S	Evaluate the actual usage of hot water and adjust equipment size accordingly. Insulate the storage tanks and provide provide a master mixing valve and expansion tank.		REJ
7.	**Hot Water System Freshman Building**	Hot water for the building is generated by an water heater with 45 KW input and storage of 80 gallons storage located ontop of a wood pallet as the room frequently floods. There is no master mixing valve, expansion tank or recirculation system. There is an electric water heater in the sevinig kitchen, 1.5 KW input and 30 gallons storage.	2	ES	I	Provide a recirculation system, master mixing valve, expansion tank and store water at 140 degrees to avoid Legionaire's disease. Fix drainage problew and provide a concrete pad for the heater.		REJ

DRAFT

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Hot Water System Boiler Plant**	The Boiler Plant used to produce domestic hot water for other building use however the piping has been cut and the tank exchanger abandoned in place.	3	ES	L	Remove water heater if more space is required.		REJ
9.	**Sanitary Waste and Vent System 1922 Building**	Piping where visible is extra heavy or service weight cast iron bell & spigot type. In areas of new work piping is cast iron with no-hub 4 band stainless steel couplpings. Certain basement toilets used to shoot water out during heavy rains indicating storm and sanitary sewers are combined. Piping is in good condition. No evidence of damaged piping.	2	ES	S	Investigate drainage problem in the basement and separate storm and sanitary piping and provide backwater valves.		REJ
10.	**Sanitary Waste and Vent System 1980 Building**	Piping where visible is cast iron with no-hub couplings. Piping is in good condition. No evidence of damaged piping. No other reports of backup problems.	3	ES	NA	Clean interior and exterior kitchen grease traps regularly.		REJ
11.	**Sanitary Waste and Vent System Freshman Building**	Piping where visible is cast iron with no-hub couplpings. Piping is in good condition. No evidence of damaged piping. The pump room has a side outlet drain which appears clogged causing standing water. No other reports of backup problems.	2	ES	S	Clear or replace pump room drain line and provide new floor drain.		REJ
12.	**Sanitary Waste and Vent System Boiler Plant**	There are two floor drains inboard of the two sets of doors. The drains are functional but aged. Piping where visible is extra heavy or service weight cast iron bell & spigot type. Piping is in good condition. No evidence of damaged piping.	3	ES	NA	None.		REJ
13.	**Storm Drain System 1922 Building**	Piping where visible is extra heavy or service weight cast iron bell & spigot type. In areas of new work piping is cast iron with no-hub 4 band stainless steel couplpings. Piping is in good condition. The majority of the roof is flat with interior drains. A portion of the roof is sloped with gutters and downspouts discharging onto grade washing away the soil. Other downspouts discharge into cast iron pipe below grade.	2	ES	S	Provide new storm piping conveying downspout drainage below grade to a proper point of discharge.		REJ

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
14.	**Storm Drain System 1980 Building**	Piping where visible is cast iron with no-hub couplings. Piping is in good condition. No evidence of damaged piping. The majority of the roof is flat with roof drains and interior piping. Roof drains are in good condition. The fieldhouse roof is pitched and discharges into gutters and downspouts.	3	ES	NA	None.		REJ
15.	**Storm Drain System Freshman Building**	Piping where visible is extra heavy or service weight cast iron bell & spigot type. In areas of new work piping is cast iron with no-hub 4 band stainless steel couplpings. Piping is in good condition. No evidence of damaged piping. Some roof drain dome strainers are missing.	3	ES	S	Provide missing roof drain strainers.		REJ
16.	**Storm Drain System Boiler Plant**	Piping where visible is extra heavy or service weight cast iron bell & spigot type. Piping is in good condition. No evidence of damaged piping. The roof is flat with roof drains and interior piping. A few small roof drains appear newer than most others and are assumed to have been added to relieve ponding.	3	ES	NA	None.		REJ

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
17.	**Plumbing Fixtures 1922 Building**	Fixtures appear to have been replaced throughout the building. Water closets are wall hung, exposed manual flush valves, 1.6 gallons per flush. Urinals are wall hung, with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung, mostly with a push operated metering faucet. Counter sinks are selfrimming stainless steel with deck mounted faucet, lever handles and swing spout. Janitor sinks are molded stone, with a wall mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel with push operators which are broken on a high percentage of units.	3	ES	S	Replace existing drinking fountains with extra durable fixtures.	    	REJ

DRAFT

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2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
18.	**Plumbing Fixtures 1980 Building**	Fixtures appear to have been replaced throughout the building. Water closets are wall hung, exposed manual flush valves, 1.6 gallons per flush. Urinals are wall hung, with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung, mostly with 4" centerset faucets with lever handles and some with manual metering faucet. Counter sinks are selfrimming with 8" deck mount faucet and swing spout. Janitor sinks are molded stone, with a wall mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel with push operators which are broken on a high percentage of unit.	3	ES	NA	None.	   	REJ

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
19.	**Plumbing Fixtures Freshman Building**	Fixtures appear to have been replaced throughout the building. Water closets are wall hung, exposed manual flush valves, 1.6 gallons per flush. Urinals are wall hung, with manual flush valves, 1.0 gallons per flush. Lavatories are wall hung, mostly with 4" centerset faucets with lever handles and some with manual metering faucet. Counter sinks are selfrimming stainless steel with 8" deck mount faucet and swing spout. Janitor sinks are molded stone, with a wall mounted faucet, pail hook and spout with vacuum breaker. Water coolers are stainless steel wIth push operators which are broken on a high percentage of unit.	3	ES	S	Replace existing drinking fountains with extra durable fixtures.	   	
								

DRAFT

Condition Legend	Age Factor	Action Priority
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
20.	**Plumbing Fixtures Boiler Plant**	There are no plumbing fixtures in the boiler plant other than two floor aged drains.	N/A	ES	N/A	None.		REJ
21.	**Natural Gas 1922 Building**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies water heater. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None.		REJ
22.	**Natural Gas 1980 Building**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers, water heaters, kitchen equipment, HVAC units, science labs and generator. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	NA	None.		REJ
23.	**Natural Gas Freshman Building**	There is no gas service to the Freshman Building	NA	N/A	NA	None.		REJ
24.	**Natural Gas Boiler Plant**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies the two boilers and two space heaters. Piping is black steel with welded and threaded joints depending upon pipe size. There are gas train vents to the exterior.	3	ES	NA	None.		REJ

MECHANICAL

DRAFT

Condition Legend	Age Factor	Action Priority
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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Main Campus Boiler Heating Plant**	The main campus heating plant consists of (2) gas fired steam Cleaver Brooks tube style boilers, each having a capacity of 24,493 MBH. This boiler plant feeds steam to the 1980's and Freshman bldg. Condensate return travels back to the boilers through the use of a triple pump condensate receiver. Breeching associated with each boiler consists of a double wall positive pressure system which combines into a common header and exits the building into a masonry stack located adjacent to the boiler plant. Combustion air for boilers is provided through high wall mounted louvers which are equipped with dampers which are interlocked to the boilers. Gas fired vertical unit heaters are utilized for spacial heating requirements. The boiler plant is tied into a direct digital control network system of the Siemens manufacture and graphical representation is provided which indicates boiler operation, steam pressure, and general alarms.	3	ES	S	Comubustion air requirements appear to be inadequate based on exisiting boiler size. Further field investigation would be required to determine code compliance.	 	LV
2.	**1922's Main Heating, Ventilation and Cooling System**	The mechanical rooms within this building are equipped with multiple shell and tube steam to hot water heat exchangers which utilize steam from the boiler plant to provide hot water to the building. Hot water is circulated throughout the building with the use of (2) end suction base mounted Bell & Gossett pumps. Within one of the mechanical rooms is a 106 ton Carrier indoor chiller which is associated with a refrigerant outdoor condenser also of the Carrier manufacture. Chilled water is delivered to RTU's through the use of (2) end suction base mounted Bell & Gossett pumps. Gas fired Roof Top Units are mainly provided for ventilation purposes throughout the building. The units are provided with chilled water coils for dehumidifcation purposes and provide a constant air temperature and volume to the rooms for ventilation.	2	ES	S	Shell and Tube heat exchangers appear to have corrosion on them, replacement in the near future should be considered. Insulation on equipment appears soiled and in some location damaged, replace as needed is recommended. Pumps appear to have corrosion forming on the impellar casing, repair as needed is recommended. Pump motors should be replaced with inverted duty motors for VFD application to increase energy efficency. The indoor chiller should be provided with yearly maintenance.	 	LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**1922's Spacial System Description**	Typical classrooms throughout this building are provided with overhead ducted distribution systems with ceiling mounted diffusers and a mix of low, high or ceiling returns for ventilation purposes. Wall mounted fin tube radiation at the exterior walls are utilized as the main heat source for the spaces. All rooms are provided with Barber Colman pneumatic thermostats while some rooms are equipped with new DDC temperature sensors for monitoring through the building management work station. Within the auditorium a rooftop unit provides heating and cooling through a ducted distribution system which terminates at the ceiling level with decorative grilles which are intergrated into the ceiling design. Return air is captured below the stage through vertical grilles on the face of the stage. The stage itself is also supplied by this unit and has supply and return ducts high within the space for distribution. This space has a new DDC sensor for temperature monitoring and control.	2	ES	S	Many of the ceiling mounted diffusers and grilles appear dirty which could be a sign of dirty filter and ductwork, its recommended that rooftop units are replaced and ductwork be internally cleaned. Its also recommended that more DDC thermostats be installed within the building to provide a more accurate measurement of temperature for increased comfort and energy savings.	 	LV
4.	**1980's Main Heating, Ventilation and Cooling System**	The main heating, ventilation and cooling for this building is provided through several Trane rooftop units. Each individual unit is provided with direct expansion cooling components, supply and exhaust fans, filter sections and hot water coils. Hot water for each rooftop is generated through the use of instantaneous gas fired water heaters of the Riahna manufacture. Each rooftop unit is equipped with several water heaters which are piped into a common header. The outlet and inlet piping on the hot water coil connects to this header. All of the piping is not insulated and is exposed to the weather including the water heaters. The manner in which the piping is installed can potentially back feed water into other water heaters that may not be operating and causing a high pressure drop within the system. Due to piping not being insulated, this will cause an increased water temperature drop and force the water heaters to operate longer and harder than required to meet the design temperature. This current heating system associated with these rooftop units has been failing on a constant basis and high number of water heaters have been replaced and continue to fail.	2	ES	S	It is recommended that all the instantaneous water heaters on all the rooftop units be removed and a new high efficency condensing boiler be installed within the building or within a packaged boiler room on the roof. This will generate hot water much more efficently and provide energy savings year round with the condensing boiler and outside air reset control. The hot water piping traveling from the boiler to the individual rooftop unit hot water coils could be installed on the roof and would be insulated and jacketed with a weather proof cover.	  	LV

DRAFT

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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**1980's Spacial System Description**	The entire building utilizes overhead ducted distribution systems with ceiling mounted diffusers and a mix of low, high or ceiling returns for heating, ventilation and cooling purposes. Majority of the rooms are provided with Barber Colman pneumatic thermostats while some rooms are equipped with electronic Trane Tracer temperature sensors. The Trane Tracer software is intergrated into the direct digital control system utilized for monitoring and is graphically indicated on the building management work station. Some areas are provided with variable air volume dampers with electric heat. These components provide individual control for specific areas through the spaces thermostat. It was unkown at the time of the visit as to what exact areas were provided with these dampers and if they were functioning properly. The kitchen was provided with (2) overhead cooking hoods, a pizza oven and a dishwasher that were all being exhausted by individual exhaust ducts and exhaust fans. This space was not air conditioned and was provided with a roof mounted gas fired make up air unit utilized to maintain a neutral pressure in the kitchen once the hoods are activated.	2	ES	S	Many of the ceiling mounted diffusers and grilles appear dirty which could be a sign of dirty filter and ductwork, it is recommended that filters be changed quarterly and ductwork be internally cleaned. It is recommended that more DDC thermostats be installed within the building to provide a more accurate measurement of temperature for increased comfort and energy savings.	  	LV

DRAFT

LOWELL HIGH SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Field House Systems**	The field house consists of several individual systems, each dedicated for a specific space/area. The pool area utilizes one indoor gas/oil fired air handling unit located in a mechanical room in the basement. Breeching for the furnace section travels up through the building and exits the roof. The oil piping is connected to the burner however, the storage tanks have been decomissoned and oil is no longer used. A galvinized sheet metal duct distribution system carries tempered air into the pool area, supply is delivered into the space at a high elevation and return at a low elevation. The air handling unit has an associated inline return air fan which draws air from the space and back into the unit. The pool itself is heated through the use of Bryant Flex Water Tube boiler, the piping from the boiler directly connects to the pool water piping with no heat exchanger inline. Without a heat exchanger to seperate the two systems, the chemically treated pool water is traveling into the boiler which is corrosive to the cast iron and components within the boiler. Signs of this have already appeared and becoming an issue. The breeching was recently replaced due to the corrosive nature of the space. The locker rooms, weight room and wrestling room have similar systems with indoor gas/oil fired air handling units which provide tempered air to the spaces through ceiling mounted diffusers and registers. The field house is provided with (4) gas fired indoor air handling units with a single discharge and inlet grille. Associated breeching exits the roof directly above the unit. This space also has (2) inline exhaust fans which exhaust any outside air introduced by the air handling units to maintain a neutral pressure within the space. The entire field house is not air conditioned, heat & ventilation only.	1	OB	S	All of the equipment within the field house is antiquated and in need of replacement. The functional ability of these units are decreasing rapidily with sqeaking motors, decreased air flow, minimal control, low gas furnace efficencies and deteriating insulation. It is recommended that these units be replaced with similar style gas fired air handling units or a centralized gas fired hot water condensing boiler system providing hot water to new indoor air handling units. Temperature control for this building should be enhanced and an increase of the direct digital control system currently on campus should be implemented. Air quality within the building was poor and should be corrected and brought up to current standards.	   	LV

DRAFT

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Freshman Academy's Main Heating, Ventilation and Cooling System**	The mechanical rooms within this building are equipped with shell and tube steam to hot water heat exchangers which utilize steam from the boiler plant to provide hot water to the building. Hot water is circulated throughout the building with the use of (2) end suction base mounted Bell & Gossett pumps. Gas fired Roof Top Units are mainly provided for ventilation purposes throughout the building. The units are provided with chilled water coils for dehumidifcation purposes and provide a constant air temperature and volume to the rooms for ventilation. The building is ventilated by central indoor hot water heating and ventilation units. The H&V units are located in mechanical rooms and consist of supply air fan, filter sections and hot water heating coils. The H&V units are generally in fair to poor condition and in need of replacement. Return air is distributed back to the H&V units or relieved to the outdoors by inline return air fans. In most classrooms the supply and return grilles are located very close to each other; thereby reducing the ventilation system's effectiveness.	2	ES	S	Shell and Tube heat exchangers appear to have corrosion on them, replacement in the near future should be considered. Insulation on equipment appears soiled and in some location damaged, replace as needed is recommended. Pumps appear to have corrison forming on the impellar casing, repair as needed is recommended. One of the hot water pumps requires a new motor. Pump motors should be inverted duty type for VFD applications to provide increased energy efficiency. Heating and Ventilation units are antiquated and in need of replacement. These units are functioning poorly and may become an issue in the near future.	 	DP/LV
8.	**Freshman Academy's Spacial System Description**	Typical classrooms throughout this building are provided with overhead ducted distribution systems with ceiling mounted diffusers and a mix of low, high or ceiling returns for ventilation purposes. Wall mounted fin tube radiation at the exterior walls are utilized as the main heat source for the spaces. Temperature control for individual spaces utilize thermostatic control valves located on the supply side of the fin tube radiation. These valves provide a dial type control where increasing or decreasing the dial will lower or increase the space temperature. These are ineffective when trying to maintain a constant comfort level within the space. Within the cafe and auditorium an exposed ducted distribution system provides tempered air to the spaces. Wall mounted fin tube is also utilized in these spaces for suplemental heat. These spaces had new DDC sensor for temperature monitoring and control. Cooridors and stairwells are heated through the use of fin tube radiation and unit heaters.	2	ES	S	Many of the ceiling mounted diffusers and grilles appear dirty which could be a sign of dirty filter and ductwork, it is recommended that filters be changed quarterly and ductwork be internally cleaned. It is recommended that the existing thermostatic control valves be removed and replaced with digital control valves and thermostats to provide accurate measurements of temperature for increased comfort and energy savings.	 	DP/LV

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Exhaust Systems**	Overall the exhaust systems within the campus buildings are roof mounted mushroom style fans. Many of them appeared to be reaching the end of their servicable life and should be replaced. Areas in the Field House appeared to be lacking exhaust due to odors currently present in that building. Exhaust fan locations should be verified with current code requirements to ensure proper placement of fan does not introduce odors into fresh air intakes.	2	ES	S	It is recommended that belts be changed, motor bearings and shafts be lubed. Replace as needed.		LV
10.	**Piping System**	Overall the campus is served by hot water and steam, schedule 40 black steel is utilized for both systems. From an outwards appearance the piping appeared to be in fair condition however, sections of pipe throughout the buildings should be cut to determine the exact interior conditions of the piping system. Insulation appears to be lacking in many areas and should be replaced or provided where soiled, missing or damaged insulation is currently installed.	2	ES	L	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintain plan or contract. Provide fiberglass insulation on all piping where required.		LV
11.	**Automatic Temperature Controls**	All the buildings on campus utilize pneumatic controls as their main control system. Compressors with refrigerant air dry systems are installed in each building and provide compressed air to individual components throughout the building. However, in many cases the controlability and dependability of this system is failing. Many wall mounted thermostats are disconnected or not functional and provide no occupant control. In addition to the pneumatic system, all buildings have been intergrated and incorporated into a campus wide direct digital control system with one main workstation providing web access, graphical representation and limited control utilizing a Tridum Niagra platform. This DDC system is not a complete building management system and only provides the necessary controls and ability to monitor the major pieces of equipment and selected areas/rooms. Some equipment such as rooftops, air handling units, pumps and main plant boilers are provided with actual control. This system has several secondary control manufactures intergrated into the Niagra platform such as Trane and Siemens. Only selected rooms throughout the campus buildings are provided with wall mounted temperature sensors which feed back to the DDC system for overall building temperature and adjustment. Currently these two systems work in conjuction with one another to provide temperature control.	1/2	ES/OB	S	The Pneumatic system is antiquated and is not reliable or dependable. It is recommended that all of the pneumatic systems be removed and the DDC system be expanded to incorporate full campus control. Provide new DDC controls for all equipment such as fin tube, unit heaters, AHU, RTU, pumps, heat exchangers etc. Provide wall mounted thermostats for each space for individual occupant control. Expand the current graphics to include all equipment and provide equipment alarms, trending data, optimized start for energy savings, outdoor temperature reset and damper and valve positioning feed back.		LV
	ELECTRICAL							

DRAFT

LOWELL HIGH SCHOOL

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0 - Failed - Not Functional	N- New/Recent	I - Immediate
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3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service 1980s Building**	The 1980s building is served by a 3000A, 277/480 Volt, 3 Phase Switchboard located in the receiving area main elec room. The equipment is manufactured by FPE and is in poor condition. A second switchboard has been tapped off the main bus due to space limitations. the second switchboard is in fair condition. The original switchboard needs replacement.	1	OB	S	The service should be updated from the pad mounted transformer to new switchgear. Equipment installed in the 1990s can be backfed.		CGD
2.	**Electrical Service 1922 Building**	The 1922 Building service equipment installed in the 1990s is in fair condition. The switchboard prior to 1990s is backfed through a 500 kva dry type transformer. The second switchboard is manufactured by FPE and is in need of replacement. The second switchboard is rated at 1600 Amps, 120/208 Volt, 3 Phase.	1	OB	L	The service is only at 50% life, however, the second switchboard used for distribution at 120/208 volt, 3 phase needs replacement.		CGD
3.	**Electrical Service Freshman Academy**	The main service is rated at 1200 amp, 277/480 volt, 3 phase and feeds a 300KVA dry type transformer with a 1000 amp, 120/208 volt, 3 phase distribution panel. The equipment is in poor condition.	1	OB	S	The equipment is in poor condition and should be replaced.		DMP
4.	**Electrical Service Boiler Plant**	The main service consists of two switches and meters. The services are rated at 1000 amp, 277/480 volt, 3 phase and 2500 amp, 277/480 volt, 3 phase. The service equipment is in good condition.	3	ES	N/A	The service is only at 50% life including distribution equipment.		DMP
5.	**Distribution System High School**	There is a mixture of panels and feeders from various dates in all sections of the building. The panelboards prior to the 1990s renovations are in poor condition. All panels located in the corridors should be relocated to dedicated electric rooms. Panels are not separated by load type. Panels for computer equipment have been added over time.	1	OB	S	All FPE panelboards and feeders should be replaced as they appear to be the oldest vintage.		CGD

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LOWELL HIGH SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
6.	**Distribution System Freshman Academy**	There is a mixture of panels and feeders from various dates in all sections of the building. The panelboards prior to the 1990s renovations are in poor condition. All panels located in the corridors should be relocated to dedicated electric rooms. Panels are not separated by load type. Panels for computer equipment have been added over time.	1	OB	S	All FPE panelboards and feeders should be replaced as they appear to be the oldest vintage.		CGD
7.	**Distribution System Boiler Plant**	There is a mixture of panels and feeders from various dates in all sections of the building. The panelboards prior to the 1990s renovations are in poor condition. All panels located in the corridors should be relocated to dedicated electric rooms. Panels are not separated by load type. Panels for computer equipment have been added over time.	1	OB	S	All FPE panelboards and feeders should be replaced as they appear to be the oldest vintage.		CGD
8.	**Branch Circuits High School**	The branch circuits appear to be in fair condition throughout. The School has had upgrades for computer labs and also individual classrooms. The wiring includes conduit, wiremold and armored cable. The code issue at present is that neutral conductors appear to be shared. present code requires multiwire branch circuits to have common trip. The Freshman Building has outlets near sinks which are not GFCI protected.	2	ES	S	Recommend separating neutral conductors for branch circuits and adding breaker ties for multiwire wire branch circuits. Replace GFCI outlets within 6ft of sinks in classrooms.		CGD
9.	**Branch Circuits Freshman Academy**	The branch circuits appear to be in fair condition throughout. The School has had upgrades for computer labs and also individual classrooms. The wiring includes conduit, wiremold and armored cable. The code issue at present is that neutral conductors appear to be shared. present code requires multiwire branch circuits to have common trip. The Freshman Building has outlets near sinks which are not GFCI protected.	2	ES	S	Recommend separating neutral conductors for branch circuits and adding breaker ties for multiwire wire branch circuits. Replace GFCI outlets within 6ft of sinks in classrooms.		CGD
10.	**Branch Circuits Boiler Plant**	The branch circuits appear to be in fair condition throughout. The School has had upgrades for computer labs and also individual classrooms. The wiring includes conduit, wiremold and armored cable. The code issue at present is that neutral conductors appear to be shared. present code requires multiwire branch circuits to have common trip. The Freshman Building has outlets near sinks which are not GFCI protected.	2	ES	S	Recommend separating neutral conductors for branch circuits and adding breaker ties for multiwire wire branch circuits. Replace GFCI outlets within 6ft of sinks in classrooms.		CGD
11.	**Interior Lighting High School**	Interior lighting throughout generally has T8fluorescent lamps and electronic ballasts. The school has gone through an energy conservation program in which lamps and ballasts have be replaced. The general assessment of the fixtures is that they are in fair condition. The Freshman Building has a number of broken fixtures that need replacement.	3	ES	L	The fixtures are in fair condition. Replacement of fixtures should be done as areas are reconfigured or renovated.		CGD

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LOWELL HIGH SCHOOL

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N/A - Not Applicable		

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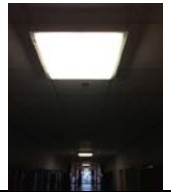
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
12.	**Interior Lighting Freshman Academy**	Interior lighting throughout generally has T8fluorescent lamps and electronic ballasts. The school has gone through an energy conservation program in which lamps and ballasts have be replaced. The general assessment of the fixtures is that they are in fair condition. The Freshman Building has a number of broken fixtures that need replacement.	3	ES	L	The fixtures are in fair condition. Replacement of fixtures should be done as areas are reconfigured or renovated.		CGD
13.	**Interior Lighting Steam Plant**	Interior lighting throughout generally has T8fluorescent lamps and electronic ballasts. The school has gone through an energy conservation program in which lamps and ballasts have be replaced. The general assessment of the fixtures is that they are in fair condition. The Freshman Building has a number of broken fixtures that need replacement.	3	ES	L	The fixtures are in fair condition. Replacement of fixtures should be done as areas are reconfigured or renovated.		CGD
14	**Exterior Lighting High School**	The site lighting is generally from street. There are building mounted fixtures at exit discharge. The site does not have parking on site.	2	OB	S	Recommend installing LED fixtures on building perimeter for energy savings.		CGD
15.	**Exterior Lighting Freshman Academy**	The site lighting is generally from street. There are building mounted fixtures at exit discharge. The site does not have parking on site.	2	OB	S	Recommend installing LED fixtures on building perimeter for energy savings.		CGD
16.	**Exterior Lighting Boiler Plant**	The site lighting is generally from street. There are building mounted fixtures at exit discharge. The site does not have parking on site.	2	OB	S	Recommend installing LED fixtures on building perimeter for energy savings.		CGD
17	**Emergency Power 1980s Building**	The 1980s Building is served by a 100KW generator located adjacent to 750 KVA transformer. The generator serves emergency lighting throughout and walking kitchen refrigeration systems. There is no separation between the generator and transformer. The automatic transfer switch is located in the main electric room of the 1980s Building.	1	ES	S	The generator should be separated from the transformer by 20 feet or a concrete masonry wall should be installed. Due to the size of the building, the generator appears small and does not have the capacity to add the heating system in the event of an outage. The emergency system needs to be installed in dedicated 2 hour rated rooms.		CGD

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LOWELL HIGH SCHOOL

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
18.	**Emergency Power 1922 Building**	The 1922 Building is served by the generator at the power plant. There is an Olympian transfer switch present in the emergency elec room. The transfer switch feeds emergency and optional standby loads. There is only one switch present. There is an abandoned 115KW natural gas generator present in the mechanical area of the basement. The equipment not being used should be removed.	1	ES	S	The 115 kw generator no longer in service should be removed. The emergency distribution system should be separated between life safety and optional standby. The existing transfer switch and non life safety feeders can remain. New 2 hour rated closets and feeders should be installed to serve life safety loads only.		CGD
19.	**Emergency Power Freshman Building**	The building does not have an emergency generator. All emergency lighting is done through Bodine ballasts.	1	ES	S	It is recommended that an emergency generator be provided for this building.		DMP
20.	**Emergency Power Boiler Plant**	The Boiler Plant has a 105 KW natural gas emergency generator with only 339 hours. The generator is in good condition. There are emergency battery units thoughout as well which are in poor condition.	1	ES	I	The emergency battery units should be upgraded.		DMP
21.	**Life Safety (Lighting) High School**	The high school is served by the emergency generator for emergency lighting and exist signs. The system appears to have limited capacity to serve loads other than life safety. The lighting is normal/emergency configuration in which light fixtures are used for the same purpose (It is code Compliant). Exit signs appears to adequate and well maintained.	2	ES	S	We would recommend a test of the system at night time for coverage. During the walkthrough, the coverage did appear adequate.		CGD
22.	**Life Safety (Lighting) Freshman Academy**	The high school is served by the emergency generator for emergency lighting and exist signs. The system appears to have limited capacity to serve loads other than life safety. The lighting is normal/emergency configuration in which light fixtures are used for the same purpose (It is code Compliant). Exit signs appears to adequate and well maintained.	2	ES	S	We would recommend a test of the system at night time for coverage. During the walkthrough, the coverage did appear adequate.		CGD

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LOWELL HIGH SCHOOL

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E. FP/P/H/E

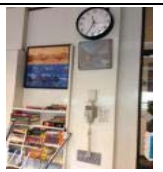
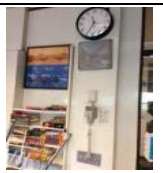
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
23.	**Life Safety (Lighting) Boiler Plant**	The high school is served by the emergency generator for emergency lighting and exist signs. The system appears to have limited capacity to serve loads other than life safety. The lighting is normal/emergency configuration in which light fixtures are used for the same purpose (It is code Compliant). Exit signs appears to adequate and well maintained.	2	ES	S	We would recommend a test of the system at night time for coverage. During the walkthrough, the coverage did appear adequate.		CGD
24.	**Life Safety (Fire Alarm) High School**	The facilities have been updated with Simplex 4120 addressable fire alarm panels. The coverage of devices appears adequate except for the pool area. There is not sprinklers or automatic detection in the pool area. The system has ADA horn/strobes in some classrooms but not all locations. There is a local master box present near main entrance on receiving side. The Freshman Building fire alarm system is on poor condition and needs complete replacement of the Zans 400 panel. The Boiler Plant FireLite panel is in good condition but is in trouble condition.	2	OB	S	The Simplex panel 4120 is obsolete and has been replaced by a 4100U. The system appears to have been updated in the 1990s and has reached its life expectancy. The life expectancy of fire alarm systems is 20 years.		CGD
25.	**Life Safety (Fire Alarm) Freshman Academy**	The facilities have been updated with Simplex 4120 addressable fire alarm panels. The coverage of devices appears adequate except for the pool area. There is not sprinklers or automatic detection in the pool area. The system has ADA horn/strobes in some classrooms but not all locations. There is a local master box present near main entrance on receiving side. The Freshman Building fire alarm system is on poor condition and needs complete replacement of the Zans 400 panel. The Boiler Plant FireLite panel is in good condition but is in trouble condition.	2	OB	S	The Simplex panel 4120 is obsolete and has been replaced by a 4100U. The system appears to have been updated in the 1990s and has reached its life expectancy. The life expectancy of fire alarm systems is 20 years.		CGD
26.	**Life Safety (Fire Alarm) Steam Plant**	The facilities have been updated with Simplex 4120 addressable fire alarm panels. The coverage of devices appears adequate except for the pool area. There is not sprinklers or automatic detection in the pool area. The system has ADA horn/strobes in some classrooms but not all locations. There is a local master box present near main entrance on receiving side. The Freshman Building fire alarm system is on poor condition and needs complete replacement of the Zans 400 panel. The Boiler Plant FireLite panel is in good condition but is in trouble condition.	2	OB	S	The Simplex panel 4120 is obsolete and has been replaced by a 4100U. The system appears to have been updated in the 1990s and has reached its life expectancy. The life expectancy of fire alarm systems is 20 years.		CGD
27.	**Security System High School**	There is a CCTV system present along with Intrusion system. The coverage for CCTV includes main entrance, corridors, building perimeter. Access control system is not present.	3	ES	S	The security system should be updated to include an integration of intrusion CCTV and access control.		CGD

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LOWELL HIGH SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
28.	**Security System Freshman Academy**	There is a CCTV system present along with Intrusion system. The coverage for CCTV includes main entrance, corridors, building perimeter. Access control system is not present.	3	ES	S	The security system should be updated to include an integration of intrusion CCTV and access control.		CGD
29.	**Security System Boiler Plant**	There is a CCTV system present along with Intrusion system. The coverage for CCTV includes main entrance, corridors, building perimeter. Access control system is not present.	3	ES	S	The security system should be updated to include an integration of intrusion CCTV and access control.		CGD
30.	**Communication / Clock System High School**	The Clock speaker system should be updated. There is a mixture of battery clocks and system clocks. The paging system is not clear as there are horn type speakers in the corridors. Classrooms have analog handsets for communications with administration.	2	ES	S	A new wireless clock and VOIP system should be installed to replace the present system.		CGD
31.	**Communication / Clock System Freshman Academy**	The Clock speaker system should be updated. There is a mixture of battery clocks and system clocks. The paging system is not clear as there are horn type speakers in the corridors. Classrooms have analog handsets for communications with administration.	2	ES	S	A new wireless clock and VOIP system should be installed to replace the present system.		CGD
32.	**Communication / Clock System Boiler Plant**	The Clock speaker system should be updated. There is a mixture of battery clocks and system clocks. The paging system is not clear as there are horn type speakers in the corridors. Classrooms have analog handsets for communications with administration.	2	ES	S	A new wireless clock and VOIP system should be installed to replace the present system.		CGD
33.	**Data Systems High School**	The data cabling has been updated at several stages. The system appears to have been updated to serve various needs. There are IDF closets throughout the facility as well as cable tray in the corridors. The only IDF that appeared to be in need of replacement is at the pool building. There is also no wireless access through the school. the only access point observed was at the field house. A/V wiring and interactive white boards are not present in classrooms. some classrooms have been equipped with a display post with 3 monitors at 120 degrees apart.	2	ES	L	The data system should be updated as a continuing operations program. It appears that it is presently in a continuous updating stage.		CGD

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Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
34.	**Data Systems Freshman Academy**	The data cabling has been updated at several stages. The system appears to have been updated to serve various needs. There are IDF closets throughout the facility as well as cable tray in the corridors. The only IDF that appeared to be in need of replacement is at the pool building. There is also no wireless access through the school. the only access point observed was at the field house. A/V wiring and interactive white boards are not present in classrooms. some classrooms have been equipped with a display post with 3 monitors at 120 degrees apart.	2	ES	L	The data system should be updated as a continuing operations program. It appears that it is presently in a continuous updating stage.		CGD
35.	**Data Systems Boiler Plant**	The data cabling has been updated at several stages. The system appears to have been updated to serve various needs. There are IDF closets throughout the facility as well as cable tray in the corridors. The only IDF that appeared to be in need of replacement is at the pool building. There is also no wireless access through the school. the only access point observed was at the field house. A/V wiring and interactive white boards are not present in classrooms. some classrooms have been equipped with a display post with 3 monitors at 120 degrees apart.	2	ES	L	The data system should be updated as a continuing operations program. It appears that it is presently in a continuous updating stage.		CGD

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24 Cardinal O'Connell Alternative School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Flat site with entirely asphalt pavement. No drainage issues.
- Parent and student drop-off / pick-up area along Carter Street.
- No bus service to school. Some students walk to school.
- No site signage, traffic signage or parking striping – no clear separation of vehicles & pedestrians
- Very limited on site staff parking. Overflow parking onto street and restaurant owned parking lot.
- Play area along Carter Ave.
- Lighting coverage appears inadequate.
- Building perimeter access to emergency vehicles along 3 sides

Surfaces and Features:

- Chain link fencing/ gates requiring repair.
- Concrete and bituminous paving surfaces are in poor conditions and should be repaired and/or replaced.
- Concrete stairs in fair to poor condition requiring repair.
- Flagpole requires refinish and painting
- Trees roots damaging asphalt pavement.
- Exterior wood shed adjacent to building used for storing gas powered equipment.

Building Exterior

Exterior Wall and Canopies:

- Historical charm and attractive materials & proportions – overall building cond. is fair
- Brick cladding needs repointing and cleaning; Stonework needs cleaning.
- Old aluminum window system with translucent panels above hoppers; hardware issues; visibility. Replacement required throughout.
- Fire escape stairs require prep and paint. Refer to structural report for other observations
- Exterior frames, doors and hardware in poor condition requiring replacement.
- Basement level windows boarded up and some with added screens - materials are

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Summary Narrative

deteriorating.
- Tree limbs should be cut back from building.
- Concrete basement stair and railing in poor condition with no drainage.
- Wood framed enclosed structure to basement in fair to poor condition. Non insulated with water infiltration at the base

Roof:
- Ballasted roof system- unknown age. Tar patches on surface of ballast. Parapet metal flashing/coping in poor condition- Loose and/or rusted. Repair / replacement reqd.
- Roof access hatch appears to be original wood frame system and un-insulated

Building Interior

Finishes:
- Classrooms: Generous size & clg. heights w/ good amount of natural light; decorative woodwork; base, wainscot, paneling, wd. Built-in casework in good to fair condition requiring some work & refinishing throughout; Non-complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains, bathroom facilities.
- Interior finishes: Stained wood floors in great condition; wd. base, wd. trim & wd. built-in casework good to fair condition needs work and refinishing; Plaster walls & clgs. in good condition. ACT good to fair condition requiring replacement in some locations
- Basement: Humidity & high moisture.
- Student bathrooms in Basement: baths should be completely reconfigured; appears student baths only in basement - possible plumb. code violation.
- Basement finishes are in poor condition; accessibility is non-code compliant.
- Building Organization: Basement confusing, dense, passing through spaces for circulation, several stairs (both for upper bldg. access and egress to exterior)
- 1st and 2nd floors – perceivable – rooms organized around generous hallways – double loaded w/ stairs & exits at ends
- Non code compliant interior room signage.

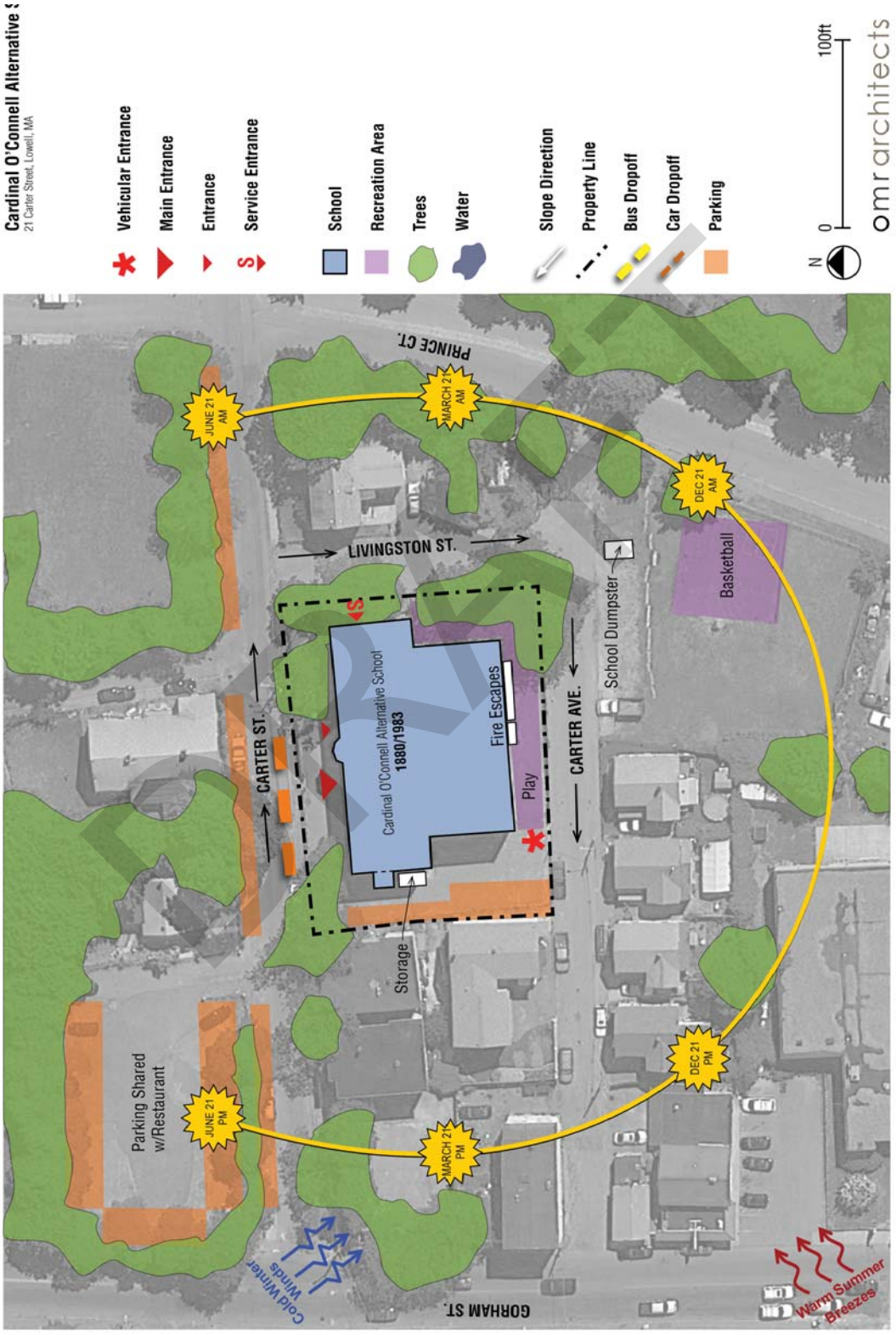
Openings:
- Doors & Door Frames: Locksets obsolete. Interior doors generally good. Wood frames need refinishing. HM doors and frame finishes appear in good condition
- Functioning door hardware and adjustment issues at rated doors. Not closing properly

Vertical Circulation:
- No elevator
- Stairs: Many non-complying code issues – nosing's, guards, handrails, extensions, handrail profiles.
- Fire escape stairs require prep and paint. Refer to structural report for notes

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Main Facade: Exisiting brick is overall in good condition but requires cleaning & some repointing.



Exterior wood shed adjacent to building used for storing gas powered equipment.



Basement level windows boarded up and some with added makeshift screens. Overall materials are deteriorating.



Non-accessible means of egress with a difficult door to operate/open.



Damaged chain link fencing, gates, and concrete curbs require repair along Carter street.



Flagpole is in poor condition and requires refinishing and painting.

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Photographs



No site signage, traffic signage, or parking striping on the school site. No clear separation of vehicles & pedestrians paths.



Ballasted roof system, age unknown, with tar patches on its surface. The parapet metal flashing/ coping is in poor condition. It is loose and/or rusted and in need of repair/replacement.



Antiquated and non-code compliant un-insulated wood roof access hatch and hardware.



Basement level exterior frames, doors, and hardware are in poor condition & require replacement.



Old aluminum window system with translucent panels above hoppers. Issues with hardware and visibility. Replacement required throughout with insulated units.



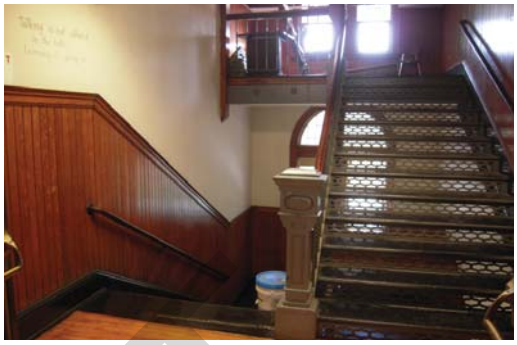
Gymnasium is inadiquate with poor environmental quality for this type of use.

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Photographs



1st and 2nd floors classrooms organized around generous, double loaded hallways w/ stairs & exits at each end.



Many of the stairs have non-complying code issues with nosings, guards, handrails, extensions, & handrail profiles.



An example of a non-accessible drinking fountain and related accessories in the hallway.



Wood framed enclosed structure to basement in fair to poor condition. Non insulated with water infiltration at the base.



Student toilet room in basement should be gutted and completely reconfigured. Appears to be only student toilets in the basement which may be a plumbing code violation.



Organization of the basement is confusing and dense. One has to pass through program spaces for circulation and several stairs to access the upper part of the building and egress to exterior.

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General Building Information

SCHOOL NAME	**Cardinal O'Connell Alternative School**
SCHOOL ADDRESS	21 Carter Street, Lowell, MA 01852
SERVING GRADE LEVELS	5 through 8
NUMBER OF STUDENTS	20-50 varies (2012-13 school year)
NUMBER OF STAFF	11 (2012-13 school year)
ORIGINAL CONSTRUCTION	1880 - last know renovation 1983
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**18,908 sf**
SITE AREA FOR BUILDINGS	11,000
SITE AREA FOR PAVING	7,900
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	8
ZONING DESIGNATION	TMF - Traditional Neighborhood Multi-Family
NEIGHBORHOOD	South Lowell

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Possibly Type 3B - No exist. dwgs. available	E	23,989	Basement + 2 stories above grade	none
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Cardinal O'Connell Alternative School

DATE OF REVIEW: 08-07-2013
REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance & secondary entry located on north side, service entrance at east side. North side entries accessed via granite steps in fair condition w/ some soiling. All entries accessed from bituminous asphalt paving. Approach paving in fair condition.	Chemically clean granite steps.	2	ES	S	80 sf granite steps	
	- Connection to accessible route and accessibility	Building entrance doors are not accessible as they are elevated above grade.	At least one entrance to be made accessible via a ramp. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	S	allow for 1 entry modify.	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	On site parking limited & located along west side along site fence. Paving is bituminous asphalt in poor to fair condition - cracked throughout and pavement displaced by tree roots at north & east side - will require replacement soon.	Replace bituminous asphalt paving.	2	ES	S	7900 sf	
	- Curbing Materials and Wheel Stops	No curbing in vicinity of parking. No wheel stops.	No action required.	-	-	-	-	
	- Number and size of spaces by type (typical, accessible)	Spaces are not defined. School notes 5-8 spaces present.	If future building renovations trigger accessibility code requirements, delineate the required number of accessible parking spaces based on the total number of spaces provided.	-	-	-	-	Costs under renovation estimate
	- Parking striping	No striping.	Striping at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable zoning bylaws.	-	-	-	-	
	- Accessible Parking Signage	None. There are no designated accessible parking spaces.	If future building renovations trigger accessibility code requirements, provide signage for the required number of accessible parking spaces based on the total number of spaces provided, including at least one (1) van-accessible space.	-	-	-	-	Costs under renovation estimate

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	No bus service. Car drop-off located along Carter St. No concerns reported.	No action required.	-	-	-	-	
	- Car and Bus Separations	None required.	No action required.	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	None on school site.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	No discrete walkways on site - circulation occurs on asphalt paving around building.	See entry under parking above.	-	-	-	-	
	- Curb Cuts and Detectable Warning Strips	None in immediately site area.	No action required.	-	-	-	-	
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Fire department vehicles park along Carter Street and Carter Avenue. Knox Box located at north entry side.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	See entry under parking above.	See entry under parking above.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Loading Dock or Leveler	None	No action required.	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size located to south of school, across Carter Avenue near Carter St. Park basketball court. No trash compactor.	No action required.	-	-	-	-	
	- Protective Bollards	None	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No fields on site. Nearby Carter St. park across Carter Avenue maintained by Lowell Parks & Recreation and is not part of this assessment.	No action required.	-	-	-	-	
	- Accessible route to fields	Carter St. park access via city sidewalks.	No action required.	-	-	-	-	
	- Tennis Courts	None	No action required.	-	-	-	-	
	- Basketball Courts	Carter St. park has half-court maintained by Lowell Parks & Recreation and is not part of this assessment.	No action required.	-	-	-	-	
	- Playgrounds	None	No action required.	-	-	-	-	
	- Storage Sheds	8x10 pre-assembled wood storage shed for exterior equip. located at bldg. west side in good condition.	No action required.	-	-	-	-	
	- Concession Stands	None	No action required.	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Bleachers	None	No action required.	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Galvanized steel chainlink fencing located at site perimeter, typically cored into poured concrete base. Several sections are badly corroded and conc. base is deteriorated. Base at northeast corner has been damaged by truck impacts.	Repair concrete base and replace corroded fence sections.	1	ES	S	300 lf	
9.	**Site Topography**							
	- Characteristics	Site has a slight slope from high point west & sloping towards east. Grade surfaces typically pitch away from bldg.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Plantings limited to mature trees located along north & east sides of site. Trees in good to fair condition and spaced adequately apart. No tree grates. Tree canopies very close to building exterior.	Trim trees as required to keep limbs clear of building.	2	-	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	None	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Aluminum wall-mounted fixture at main entry. See entry under the electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. No issues reported regarding utilities.	No action required.	3	ES	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-	-	
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	Ptd. steel flagpole at northeast site corner in poor condition - worn finish w/corrosion. Halyard mechanism operation difficult.	Prep & paint flagpole. Service or replace halyard.	1	OB	S	-	Under maint. budget.
16.	**Site Drainage**							
	- Ponding	No ponding or site drainage concern reported or observed.	No action required.	-	-	-	-	
	- Catch Basins	No catch basins located on site. Surface drainage to adjacent city streets.	No action required.	-	-	-	-	
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
18.	Other Observations							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Brick bearing walls with granite watertable, granite string course, granite window sills, brick arches over openings, decorative brick corbelling at frieze/cornice. Material generally in good to fair condition. Almost entirety of brick & granite surfaces are soiled. Mortar generally fair to poor and will need general repointing. Previous selective repointing mortar was not color matched to existing.	Chemically clean brick and granite -100% of surface areas - including chimney and brick vents. Investigate areas with heavy staining to confirm no water intrusion. Repoint 100% of brick area, and replace color mis-matched repointing areas (10 - 15% of brick area).	1-2	ES	S	11200 sf masonry	
2.	**Windows**							
	- Frame Materials	9" deep mill finish aluminum framed window system in poor condition. Operable sash below fixed insulated polycarbonate composite panel. Several operable sash at basement level boarded up.	Replace all exterior windows with period-correct, thermally-broken, painted aluminum windows w/ insulated glazing.	0-1	OB	S	1600 sf	
	- Glazing Type and Color	Single-pane, non-insulating glass or polycarbonate glazing in poor condition.	See entry above.	0	OB	S	incl. in above	
	- Operable sash type and sash hardware	Hopper type operable sash with latching hardware generally in poor condition w/ many units inoperable.	See entry above.	0	OB	S	incl. in above	
	- Storm Windows and Insect Screens	No storms and generally no screens. Some openings at grade level have makeshift screen coverings in poor condition.	See entry above.	0	OB	S	incl. in above	
	- Sills	Exterior granite sills good condition and require cleaning. Probable flashing failures given masonry staining & deterioration beneath several window locations. Interior finished wood sills are checked, worn and soiled.	Clean granite sills as noted under exterior wall cladding. Investigate flashing and replace as needed as part of window replacement. Replace interior sills w/ finished wood to match interior as part of window replacement.	2	ES	S	-	
	- Shades or Blinds	Pull-down shades in fair to poor condition. Many locations failed or missing.	Replace pull-down shades w/ chain-driven perforated shades.	0-1	OB	S	1200 sf	
3.	**Entrance Systems**							
	- Door and Frame Materials	Ptd. steel doors within ptd. wood door frames in poor to fair condition. Door paint faded, door operation difficult. North side entries have flush wood transom panels in fair condition.	Replace doors w/ insulated and weatherstripped units with insulated glass lites. Replace all frames & transoms w/ glazed, thermally broken alum. storefront system.	1	OB	S	(2) entries 6'0" wide x 12'0" high	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Glazing Type and Color	Single-pane, non-insulating polycarbonate glazing in fair condition.	See entry above.	1	OB	S	-	
	- Door widths & clearances	Entry doors not accessible as they are elevated above grade and have inadequate landing area for maneuvering clearances.	Address as part of accessible entry provisions.	-	OB	S	-	
	- Entry door hardware	Worn brass pull handles in fair condition. Provide new hardware as part of entry door replacement. Door hinges are exposed to exterior - potential security risk if connecting pins removed.	See door & frame entry above.	2	OB	S	-	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Ptd. steel doors within ptd. wood & ptd. steel door frames in poor to fair condition. Door paint faded, door operation difficult. Some steel frames corroded at bottom. Custodian noted cause for security concerns.	Replace doors w/ insulated and weatherstripped ptd. steel doors. Replace all frames with exterior-grade steel frames.	1	OB	S	(5) single doors and 1 pair of doors	
	- Door widths & clearances	Doors inset into masonry openings exceed distance from required clear floor area to plane of door.	As part of door replacement, locate doors so plane of door within required distance to clear floor area.	-	-	-	-	
	- Door hardware	Worn brass pull handles in fair condition. Provide new hardware as part of entry door replacement.	See entry above.	2	OB	S	incl. in above	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	None	No action required.	-	-	-	-	
6.	**Sealants & Expansion Joints**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
	- Materials	Sealants at exterior wall openings & penetrations throughout have exceeded useful life.	Replace sealants.	1	OB	S	2878 lf	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Ballasted roof system- unknown age. Tar patches on surface of ballast.	Further investigation required to find reason for asphaltic underlayment melting. Replace roofing.	1-2	ES	S	roof 11,000 sf.	
	- Roof edges and copings	Parapet metal flashing and coping is in poor condition- loose and/or corroded.	Replace parapet metal flashing - 3ft high x 2 ft wide	1-2	ES	S	Parapet 500 lf	
	- Walkway pads	None. No rooftop eqeuipment.	No action required.	-	-	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required.	-	-	-	-	
	- Glazing Type	None	No action required.	-	-	-	-	
	- Curbs	None	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	None	No action required.	-	-	-	-	
	- Splash block or tied to storm drainage	None	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	APPROX. QNTY.	OTHER NOTES
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Metal fire escape stair connecting upper floors to ground level exhibits signs of corrosion. Guardrails are not code compliant. Refer to structural systems report.	Metal fire escape requires sandblasting, priming and painting. Provide code compliant guardrails.	2	ES	S	1	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	None	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-	-	
13.	**Other Observations**							
		Roof access hatch appears to be original wood frame system and un-insulated. 5ft wide x 9ft concrete stair and railings to basement level in poor condition with no drainage.	Consider installing metal insulated roof access hatch as part of roof replacement. Basement stair - repair concrete treads, risers, cheek wall, replace railing and provide drainage at landing.	2	OB	S	50 sf steps, 35 lf rails	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Entry vestibules located at north side at level of stair mid-landings between basement & 1st floor. Ptd. concrete slab floor in good condition w/ non-recessed entry mats. Ptd. brick walls, vaulted plaster ceilings & interior finished wood trim at exterior doors in good condition. Finished wood door frame surround, sidelights and transom glazing system at interior doors (to stairways) in good condition. (Door system is ptd. steel doors w/in ptd. steel frames.)	No action required.	3	3	3	3	ES	-	-	
2.	**Corridors**										
	- Finish Materials	Stained wood flooring in good condition. Wall covering is a combination of stained 67" high wood wainscot and 48"+/- high painted hardboard wainscot with plaster walls above. Wood wainscot damaged in a couple of locations. Plaster walls are damaged and cracked in couple of locations. 2x4 ACT systems appears in good condition	Fresh coat of paint throughout. Patch damaged areas of plaster wall. Replace in kind damaged wood wainscot.	4	2-3	3		ES	S	plaster 100 sf	
	- Lockers	Metal coat hooks adjacent to classroom doors are mounted at 48". All project 3" away from wall.	Consider installing non-projecting type profile coat hooks. If future building renovations trigger accessibility code requirements, provide required number of accessible hooks and designate with signage.	-	-	-	-	ES	-		Costs under renovation estimate
	- Transoms & Borrowed Lights	None	No action required.	-	-	-	-	-	-		
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Classroom doors into corridors - no observed rating, no closers and swing typically into corridor. Doors from corridors to stairs - not labeled, w/ closers but no hold opens and swing is into stairways.	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	No observed rating, with closers but no hold opens. Swing typically into corridor.	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	Wall surface mounted sink. Non code compliant	If future building renovations trigger accessibility code requirements, provide accessible sink.	-	-	-	-	-	-	1 sink	Costs under renovation estimate

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE	ACTION	QNTY.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
	- Drinking Fountains	None.	No action required.	-	-	-	-	-	-	-	
3.	**Building Signage**										
	- Materials	Room signage second floor is typically laminated paper stapled or adhered to wall or transom areas above room doors.	No action required.	-	-	-	-	OB	-		
	- Code Required	Not code compliant	See item below.	-	-	-	-	OB	-		
	- Accessibility Compliance	Signage throughout building does not meet MAAB regulations for lettering, braille, contrast and mounting heights.	If future renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance	-	-	-	-	-	-		Costs under renovation estimate
4.	**Stairs & Exits**										
	- Finish Materials	Steel frame stairs with grated risers with rubbers treads. Original wood floor landings in good condition. Rubber tread nosing loose in many locations. Wood finished landings, 67" high wood wainscot and plaster wall above are in good overall condition. 2x4 ACT ceilings sagging.	See below for tread nosings. Replace ACT tiles with humidity -resistant tiles.	3	3	2-3	2	ES	S	-	ACT under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Tread nosing has 3/4 - 1" "lip" and is abrupt. Tread 12" and riser height 7" appears uniform and code compliant.	Provide code compliant tread nosings. (Includes replacement of tread and riser finishes.)	-	-	-	-	-	S	6 flights	Costs include hand & guardrail replacement
	- Guardrails (height, sphere)	36" high painted original metal guardrail with pickets exceeding 4" sphere openings . Design is non code compliant.	Provide code compliant guardrails.	-	-	-	-	-	S	Incl. in above	
	- Handrails (height, extensions, profile)	No handrails present on open side of stair. Other handrails exceed the 1-1/2 in diameter profile and are 34" in height. No present handrail extension. Design non code compliant.	Provide code compliant handrails.	-	-	-	-	-	S	Incl. in above	
	- Landing Clearances	Appears to be code compliant.	No action required.	-	-	-	-	-	-	-	
	- Minimum Headroom	Code compliant.	No action required.	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Presence of Storage Beneath	No presence of storage beneath the stairs.	No action required.	-	-	-	-	-	-	-	
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	No elevator.	Install elevator to provide accessible route to all building levels to comply with MAAB.	-	-	-	-	-	L	one 3-stop elevator & shaft encl.	
	- Chairlift Finish Materials, Platform Size, Clearances	None	No action required.	-	-	-	-	-	-		
6.	**Interior Doors & Sidelights**										
	- Materials	Second floors have painted wood frames and flush stained wood solid core doors with wire glass vision panels. Painted steel doors with wire glass vision panels in HM frames at stairs and corridors. No sidelights. Frame paint typically worn. Wood door finish good cond. Steel door paint in good cond.	Repaint all door frames.	-	-	-	2	ES	S	Under maint. budget.	
	- Door hardware	Small percentage of doors have damaged pull out hinges. Metal door at stairs and corridor leaves don't fully close and hit each other. Door handles throughout the building are not code compliant - all doors have knobs.	Provide/replace required door hardware at all stairway, corridor doors & service/adjust as required to operate properly. Replace damaged hinges at stair and corridor doors. If future building renovations trigger accessibility code requirements, replace all door handles with lever type locksets.	-	-	-	-	-	S	6 pairs of door	Lockset replacement under renovation estimate
	- Door widths & clearances	Door widths and clearances generally code compliant, with exception of two (2) door leafs off of central basement corridor which are too narrow at 33-1/2" clear.	If future building renovations trigger accessibility code requirements, provide code compliant door openings.	-	-	-	-	-	-	-	Costs under renovation estimate
	- Door Thresholds	Painted wood thresholds, 1/2" high at most classroom entry doors except the 1" high wood thresholds at the teacher's workroom/dining lounge which is not code code compliant	If future building renovations trigger accessibility code requirements, provide code compliant max 1/2" high threshold at teacher's workroom/dining lounge.	-	-	-	-	-	-	-	Costs under renovation estimate
7.	**Kindergarten Classrooms**	No kindergarten program this school.									
8.	**Kindergarten Bathrooms**	No kindergarten program this school.									

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REVIEWED BY: RA AND DH

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
9.	**General Purpose Classrooms**										
	- Finish Materials	Original finished wood floor in good condition. Finished 29" high wood wainscot & wood trim around windows and doors in fair condition - general finish wear. Plaster walls above fair w/ worn paint. Plaster ceilings - some locations water stained w/ surface damage around water piping penetrations and typically have minor cracking.	Refinish wood wainscot, door & window trim. Prep & paint plaster walls. Repair plaster ceilings and paint.	3	2	2	2	ES	S	plaster 200 sf	Wood refinish under maint. budget.
	- Casework	Built in original wood wall cabinets have finish wear and require some repair including the hardware.	Repair and refinish wood cabinets.	-	-	-	2	ES	L		Under maint. budget.
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards are fair w/ some edge damage. Marker boards in good condition. Wood chalk board trays finish worn.	Replace damaged homasote tack boards with fabric or cork tack boards. Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L		Under maint. budget.
	- Sinks	One sink located within Room #1 for science purposes. Non-compliant w/ ADA.	If future renovations trigger accessibility code or building code requirements, modify or replace casework at sinks to comply w/ current ADA requirements.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	Costs under renovation estimate
	- Light Fixture Types and Layout	Pendant direct light fixtures perpendicular to the teaching wall w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
10.	**Science Classrooms**	No formal science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**	No dedicated art classrooms.									
12.	**Technology Clsrms.**	No dedicated technology classrooms.									
13.	**SPED Classrooms**	Located on 2nd floor.									
	- Finish Materials	Original stained wood floor. Stained 29" high wood wainscot with plaster wall above. Stained wood trim around windows and doors. Plaster ceiling. Otherwise all finishes appear in overall good condition	Repair stained plaster ceiling.	3	3	3	3	ES	S		Under maint. budget.
	- Casework	Built in original wood wall cabinets have finish wear and require some repair including the hardware.	Repair and refinish wood cabinets.	-	-	-	2	ES	L		Under maint. budget.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards are fair w/ some edge damage. Marker boards in good condition. Wood chalk board trays finish worn.	Replace damaged homasote tack boards with fabric or cork tack boards. Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L		Under maint. budget.
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Pendant direct light fixtures perpendicular to the teaching wall w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
14.	**SPED OT/PT**	No dedicated SPED OT/PT area.									
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium space.									
18.	**Performing Arts - Stage**	No stage.									
19.	**Performing Arts - Music Rooms**	No dedicated music rooms.									
20.	**Media Center**	No dedicated media center.									
21.	**Gymnasium**	Lower level room for physical fitness & recreation.									
	- Finish Materials	VCT flooring in fair condition - soiled & marked and on uneven slab plane. Wood base fair w/ worn paint. GWB/plaster partitions fair to poor w/ several areas of damage. 2x4 ACT clg. poor w/ general tile sag & displaced and damaged tiles.	Refinish VCT. Repaint wood base. Repair damaged wall partitions (30% area) and prep & paint all walls. Replace ACT w/ humidity-resistant type.	2	1-2	2	2	ES	S	walls = 372 sf	
	- Wall Pads	None	No action required.	-	-	-	-	-	-	-	
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Backstops	None	No action required.	-	-	-	-	-	-	-	
	- Scoreboard & Time Clocks	None	No action required.	-	-	-	-	-	-	-	
	- Bleachers	None	No action required.	-	-	-	-	-	-	-	
	- Dividing Curtains	None	No action required.	-	-	-	-	-	-	-	
	- Rock Climbing Wall	None	No action required.	-	-	-	-	-	-	-	
	- Climbing Ropes	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Surface mtd. 1x4 fixtures in grid array. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual Systems & Assistive Listening	None	No action required.	-	-	-	-	-	-	-	
	-Other	Ptd. granite steps to elevated egress door fair w/ worn paint. Egress is non-accessible. Exterior enclosure outside this egress door did not appear to have any lighting, and the wood sill framing has water damage - water entering through gap between sill and exterior asphalt paving.	Prep & paint granite steps. Provide light fixture for exterior enclosure. Seal perimeter gaps betwn. sill framing & paving. If future building renovations trigger accessibility code requirements, egress may need to be made accessible.	-	-	-	2	ES	S	allow.	
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**										

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Exposed concrete floor slab in poor to fair condition - cracked, some uneven areas & worn paint. Wood base & wainscot fair w/ worn paint. 2x4 ACT clg. poor w/ tile sag, damaged tiles and general tile staining.	Level slab and paint. Prep & paint base & wainscot. Replace ACT w/ humidity-resistant type.	1-2	2	2	2	ES	S	slab and ACT 1025 sf	
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Drinking Fountains	Non-accessible drinking fountain at south wall in good condition. See plumbing system report.	If future building renovations trigger accessibility & building code requirements, provide code compliant drinking fountain. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	Costs under renovation estimate
	- Acoustical Treatments	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Surface mtd. 1x4 fixtures in grid array. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	-Other	Granite steps w/adhered rubber treads to elevated egress door fair w/ worn paint. Ptd. wood handrails not code compliant. Egress is non-accessible.	Prep & paint granite steps. If future building renovations trigger accessibility & building code requirements, egress may need to be made accessible & compliant handrails would be required.	-	-	-	2	ES	S	12 sf	Under maint. budget.
27.	**Kitchen & Servery**	School is a satellite facility that serves remotely prepared meals. See entries									
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Original stained wood floor and plaster wall and ceiling. Stained wood trim around windows and doors.Stained wood crown molding has some damage.	Repair damaged stained crown molding	-	-	-	-	-	-	crown molding 15 lf	
	- Casework	Built in original wood wall shelves in poor condition. and enclosed storage rooms with stained wood panel doors and crown molding in fair to molding condition.	Rebuild entirely the wood wall shelves and repair damage wood crown molding around storage rooms	-	-	-	1-2	ES	S		Under maint. budget.
	- Visual Display Surfaces	Chalk board in poor condition	Replace worn chalk boards with marker boards.	-	-	-	1	ES	L		Under maint. budget.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct light fixtures perpendicular to exterior wall w/ occupancy sensor. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	-Work Station (FF+E)	Freestanding tables and chairs	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**	No dedicated space for nurse. Occurs within first floor corridor east side.									
30.	**Admin. Office Area**										
	- Finish Materials	Recent broadloom carpet flooring, ptd. wood base and plaster walls in good condition. Plaster ceiling is fair w/ some areas of water damage.	Repair ceiling water damage, prep & paint.	3	3	1-2	2	ES	S	125 sf	
	- Casework	Finished wood cornice trim around storage closet and built-in shelving in good condition.	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	
	- Entry Door Intercom	AiPhone system present. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
	- Reception/Waiting	No discrete, separate area.	No action required.	-	-	-	-	-	-	-	
	- Conference	No discrete, separate area.	No action required.	-	-	-	-	-	-	-	
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**	No dedicated guidance area.									
32.	**SPED Office Areas**	No dedicated SPED office area.									
33.	**Student Toilets**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Exposed concrete floor slab in poor to fair condition - some cracking w/ worn paint. Wood base & wainscot in good condition. Brick walls in fair condition - worn paint. Plaster ceiling in fair condition.	Perform general gut and complete renovation of Girls and Boys toilet rooms.	2	2	2	2	OB	S	1,100 sf	
	- Toilet Partitions	Enameled steel partitions in fair to poor condition - some stall doors warped.	Install phenolic toilet partitions as part of overall bathroom renovations.	-	-	-	2	ES	S	part of overall reno.	
	- Plumbing Fixtures	See plumbing system report. Number of stalls & fixtures (6 at Girls and 6 at Boys) probably in excess of that required for student population. Custodian reports water leaks at Girls wet wall and Boys urinals.	Install new fixtures, accessible as required and in quantities per the plumbing code. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	part of overall reno.	
	- Mirrors	None	Consider providing mirrors as part of the bathroom renovations.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper, paper towel and soap dispensers in fair to good condition.	Provide new as part of the bathroom renovations.	-	-	-	2-3	ES	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Bathrooms configuration is non-accessible for clearances, no grab bars, accessories not accessible within required reach ranges. No accessible fixtures or stalls. Sinks and drinking fountain are located at wood platform 7" higher than concrete slab. Urinals in Boys also have platform.	Perform general gut and complete renovation of Girls and Boys toilet rooms to meet accessibility requirements.	-	-	-	-	-	S	part of overall reno.	
34.	**Staff Toilets**										
	- Finish Materials	Only one toilet per floor on 1st and 2nd levels. Apparent VAT flooring in good condition, ptd. wd. base & plaster walls and ceilings fair w/ worn paint. Overall room sizes small, antiquated and non accessible.	Perform general gut and complete renovation of staff toilet rooms.	3	2	2	2	OB	S	2 toilets - 50 sf total	
	- Toilet Partitions	None - single use.	No action required.	-	-	-	-	-	-	part of overall reno.	
	- Plumbing Fixtures	Antiquated and non-accessible. Refer also to plumbing system report.	Replace as part of renovation. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	part of overall reno.	
	- Mirrors	None	No action required.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper. No other fixed accessories.	Provide new as part of the bathroom renovations.	-	-	-	-	-	S	part of overall reno.	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Overall room sizes small, antiquated and non-accessible. Insufficient clearances, no grab bars, dispenser locations not code compliant - located too high above floor.	Provide compliant grab bars and dispensers as part of bathroom renovations. Verify whether accessible toilet room clearances can be provided at current locations.	-	-	-	-	OB	S	part of overall reno.	
35.	**Storage**										
	- Finish Materials	Basement level storage areas - ptd. conc. slab on grade fair condition w/ worn paint & minor slab cracks, ptd. brick & plaster partitions in fair to poor condition w/ failing paint & some mortar deterioration from possible water intrusion, 2x4 ACT clg. fair w/ general tile sag. Evidence of prior brick repointing in some areas.	Prep slab and paint. Investigate to confirm intrusion and source of moisture and repoint affected brick & repaint. Prep & paint plaster walls. Replace ACT w/ humidity-resistant type.	2	1-2	2	2	ES	S	allow.	
	- Built-In Storage	None	No action required.	-	-	-	-	-	-	-	
	-Other	Custodian reports basement generally has high level of humidity and there is a residential-type unit dehumidifier running.	Investigate potential sources of water intrusion.	-	-	-	-	-	-	-	Under maint. budget.
36.	**Mechanical & Service**										
	- Finish Materials	Concrete slab floor in fair condition - heavy soiled w/ some cracking. Slab topping near chimney flue is spalling. Brick walls and plaster ceiling in fair condition w/ worn paint. Water damage at masonry at base of flue and along south exterior wall and southwest corner - failed paint and mortar loss.	Clean slab and seal. Repair failed topping. Investigate water intrusion source and repair affected masonry walls after source arrested. Prep & paint walls & ceiling.	2	2	2	2	ES	S	slab 750 sf	
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc throughout lower level.	No action required.	-	-	-	-	-	-	-	
	- Equipment Pads	Concrete pads generally in good condition w/ some corrosion staining.	Clean pads & seal.	-	-	-	2	ES	S	Incl. in area abv.	

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C. Building Interior

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				FLOOR	WALLS	CEILING	GENERAL				
	- Other										
37.	**Controls**										
	- Height (accessibility)	Many light switches and intercom call buttons located at heights between 55" and 77", exceeding MAAB reach range.	If future building renovations trigger accessibility code requirements, relocate controls to be within required reach range.	-	-	-	-	-	-	through-out building	Costs under renovation estimate
38.	**Other Spaces**										

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CARDINAL O'CONNELL SCHOOL

Date of Review: Wednesday, July 3, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Cardinal O'Connell School (#11), located in the South Lowell neighborhood of Lowell, was completed in 1880. The facility, built on a slightly sloping site, is comprised of three stories, including a Basement that is half-way below grade, with a floor area of approximately 23,790 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1880 Age of Building: 133 years. Structural Engineer: Name unknown. Structural Dwgs: Not Available. Contractor: Name unknown. Applicable Building Code: Lowell Building Code or design standard used at time of construction.
3.	**Renovations:** 1983 - (Verify) Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980)
4.	**Description of Structure:** The facility, built on a slightly sloping site, is comprised of three stories, including a Basement that is half-way below grade, with a floor area of approximately 23,790 square feet. Primary structural components include the following: granite block foundation walls; exterior brick bearing walls, with many window openings; interior brick bearing walls in Basement; interior metal columns in Basement; concrete slab on grade at Basement; interior wood columns above Basement; interior wood stud bearing walls above Basement; inverted king-post truss in Boiler Room; floor and roof framing are likely wood beams, joists, and sheathing, with finish hardwood at floors. Lateral Force-Resisting System (LRFS) - Whatever building code governed the design of this building, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by wind and seismic events. Without the benefit of the original drawings or a detailed investigation, it is problematical to identify the LRFS. The primary structural system has some inherent lateral-force resistance that may involve the exterior and interior brick bearing walls, and perhaps some interior wood stud walls.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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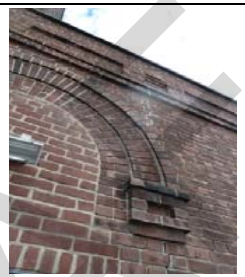
CARDINAL O'CONNELL SCHOOL

Date of Review: Wednesday, July 3, 2013.

Condition Legend
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N/A - Not Applicable

Action Priority
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S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Crack Near Exit Door to Fire Escape: There is a long vertical crack in the exterior brick wall. This appears to be related to the cutting of new egress door openings to the fire escape and infilling portions of the original window openings. It appears as though previous repairs have been made, but it evidently continues to open. This condition should be monitored regularly to prevent its developing into a hazardous condition. An allowance covering repair work for this condition should be included.			**2**	**I**
	b.	Steel Fire Escapes: Although the fire escape appears to be in reasonably good condition, there are some indications of preliminary rusting. To avoid any potential safety hazard from developing, it is recommended that a detailed investigation be performed to verify that all in-situ structural members, including treads, and corresponding connections are adequate for their intended purpose. An allowance covering an investigation and potential repair work of this condition should be included.			**3**	**S**
	c.	Roofs: There is evidence of roof leaks on the ceiling tiles below the flat roof of this building. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

Cardinal O'Connell School

Condition Legend	Age Factor	Action Priority
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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.		SJM
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System	N/A	N/A	L	Recommend building be fully sprinklered including attic.		SJM
3.	**Special Systems**	No Sprinkler or Standpipe System	N/A	N/A	N/A			SJM
4.	**Misc Fire Protection**	No Sprinkler or Standpipe System	N/A	N/A	N/A			SJM
5.	**Sprinklers**	No Sprinkler or Standpipe System	N/A	N/A	N/A			SJM
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the Cafeteria and is 2" in size. Service includes a meter. Piping is copper tubing with sweat joints.	3	ES	N/A	None.		SJM

DRAFT

Cardinal O'Connell School

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by a 40 gallon gas fired water heater; Bradford White - Defender Series with 40,000 BTUH input. Piping is copper tubing with sweat joints. Hot water distribution is not circulated.	3	ES	L	Insulate hot water piping.		SJM
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		SJM
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	L	Clear any debris around roof drain domes.		SJM

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Plumbing fixtures are what appears to be original fixtures. Water closets are floor mounted, exposed manual flush valves. Urinals are stall type with exposed manual flush valves. Lavatories are wall hung, back ledge with 4" centerset faucets with lever handle. No counter type sinks were noted. Janitor sink is a plastic basin set on angle steel legs with centerset deck mounted faucet with swing spout and no vacuum breaker.	1	OB	S	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures.	   	SJM
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is located in cafeteria locked within a wooden enclosure. Gas supplies boilers and water heater. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None.		SJM
	MECHANICAL							

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

Cardinal O'Connell School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by a low pressure steam boiler which was installed in 2010. The boiler is in very good condition. The boiler was manufactured by Weil McLain Model 88 Series. The boiler has a capacity of 2396 MBH input. There is a second original boiler which is utilized as backup, its a 350 Mills HB Smith cast iron boiler. Its heating input capacity is 2700 MBH and has a power flame gas fired burner. There is a boiler feedwater and duplex condensate pump set located adjacent to the boilers. There is one combustion air duct openings with an electronic damper. The current size of the opening appears to be inadequate, this condition may not be code compliant and should be further reviewed. Breeching for the boiler system is a common vent for both boilers and is constructed with what appears to be galvinized sheet metal and is insulated with what appears to be calcium silicate. The breeching system exits the building into a masonry chimney.	2,4	N	S	Consider upgrading heating system to hot water heating. Until such time, continue steam boiler and condensate system maintenance. Further review and potentially repair/replace boiler combustion air ductwork system.	  	LV
2.	**Cooling Plant & Air Conditioning**	The Building is not Air Conditioned.	N/A	N/A	N/A			LV
3.	**Air Handling Unit Systems**	There are no major air handling systems located in the building. The building is primarily ventilated through the use of operable windows. The building utilized natural ventilation shafts that were located in several spaces however it appears that these openings were sealed to prevent cold air infiltration.	1	OB	S	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air durrng occupied times.		LV
4.	**Terminal Unit Systems**	The building is heated through the use of cast-iron steam radiators. The majority of steam radiators have self contained thermostatic radiator valves. Some spaces utilized ceiling suspended unit heaters, these units were basically located on the basement level only. The majority of these steam unit heaters appear to be in poor condition, well beyond their expected useful service life and in need of replacement. Ventilation air is a major concern during the heating season at times when the windows cannot (or should not for energy conservation purposes) be opened.	1	OB	S	It is recommended that the entire system is converted to hot water and fin tube radiation utilized as its main heat source. The unit heaters are obsolete and are not properly functioning.	 	LV

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Cardinal O'Connell School

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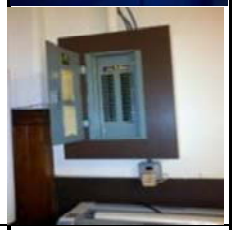
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	Currently there are no exhaust systems provided for this building. There is no exhaust within the toilet and storage rooms which is not code compliant.	1	OB	I	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.		LV
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping are routed exposed in occupied areas and have damaged insulation or are un-insulated. The main steam and condensate piping in the boiler room appears to have been installed recently as part of the recent boiler replacement project and appears to be in good condition.	1	OB	S	The building steam heating system should be considered for replacement and conversion to a hot water heating system. Steam and condensate piping sections will need to continually be maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis.	 	LV
7.	**Automatic Temperature Controls**	The building heating boiler plant system is controlled by a Siemens Talon DDC front-end ATC controller that is connected to a city wide energy management system. All three floors each have one new space temperature sensor located in the main corridor which is monitored by the city. Majority of the cast iron radiators are controlled through a thermostatic control valve which provides occupant temperature control.	1,2	N,OB	S	Consider upgrading building to full DDC control system. The current sensors and boiler plant controls being monitored by the city is functioning however, comfort levels within the building vary based on location within the building and overall is minimizing system efficency.	  	LV
	ELECTRICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Electrical Service**	Service is rated at 400 Amps, 120/240V, 1phase, 3wire. 400A Main disconnect switch is located in the main electric room in the lower level along with a C.T. cabinet and main distribution panel 400A rated MDP manufactured by Square D I-line series. The utility co. meter is located in the main electric room.	2	ES	S	The equipment is in fair condition however is undersized based on today's standards and is single phase. The service should be upgraded to a three phase service and sized for 10 Watts per square foot.	 	JC
2.	**Distribution System**	The feeders and subpanels are in fair condition. Non-metallic sheathed feeders and MC cable are installed panelboards that are installed in public spaces.	2	ES	S	Life of system is same as service equipment. Panels located in public spaces should have the covers locked. Non-metallic feeders should be replaced with pipe and wire. Existing distribution panels should be replaced in the near future.	 	JC
3.	**Branch Circuits**	Branch circuitry is in poor condition. Romex cabling has been used throughout which is not code compliant in commercial buildings. Outlets have been added to accommodate new equipment, all work has been done in surface mounted raceway. MC cable has also been used and is exposed in come areas subject to physical damage.	1	OB	S	Romex cable should be replaced with MC cable where concealed and not exposed to physical damage.		JC

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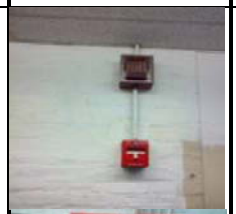
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. There are still incandescent porcelain socket fixtures in stairwells. Lighting control consists of occupancy sensors in classrooms and line voltage switching for all other lighting.	2	ES	S	Incandesent fixtures should be replaced to fluoresent type.	 	JC
5.	**Exterior Lighting**	There is one building mounted flouresent mini flood light at the main entrance controlled by an integral photocell that has been added, the fixture is in poor condition.	1	OB	I	It is recommended that the fixture be replaced with LED and dark sky compliant type. Building mounted lights should be provided at each egress door and around the building for some security lighting.		JC
6.	**Emergency Power**	There is no emergency power.	N/A	N/A	L	We would recommend a generator be installed.		

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Cardinal O'Connell School

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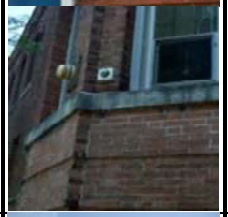
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Life Safety (Lighting)**	Some exit signs have been upgraded however there are a number of non-lit paper exit signs located at egress doors. Emergency lighting has been upgraded and seems code compliant.	1	OB	S	The remainder of the exit signs that are still non-lit should be upgraded to LED type. Emergency lighting is generally ok.	 	JC
8.	**Life Safety (Fire Alarm)**	The fire alarm system is a 6 zone conventional type manufactured by Simplex model 4208. The panel is obsolete, horn/strobes and pull stations are not ADA compliant. The system in general is not compliant with code and is in poor condition.	1	OB	I	System is in working order, however is well beyond its expected serviceable life. Parts to repair will be increasingly difficult to find. The detection and A/V devices do not meet code. We recommend that the fire alarm system be replaced with a new addressable type with voice evac.	 	JC

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance with monitor in the admin area that is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	 	JC
10.	**Communication / Clock System**	The paging/intercom system is obsolete and not functioning properly. The head end equipment is located in the admin area. The custodial staff stated that communication is typically accomplished using two way radios. There is no clock system, clocks are battery operated. The Paging system is a Bogen power intercom P1-10 system. There is no telephone system In the building	0	OB	I	The paging system appears to be problematic,it has reached its excepted serviceable life. We would recommend installing a new paging system, wireless GPS based clock system. We would also recommend adding a telephone system to the school.		JC
11.	**Data Systems**	The data system consist of Cat5 data cable. The system is in fair condition No interactive whiteboards or projectors were noted in the classrooms.	2	OB	S	The data system should be upgraded to Cat 6 cable. New data outlets should be added to accomadate technololgy equipment. A telephone system should be provided in the building and integrated to a new classroom intercom system.		JC

DRAFT

25 Laura Lee Therapeutic Day School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Entire flat site with no proper landscaping or play area
- Parent and student drop-off / pick-up area the along Plain street entrance.
- (2) Buses drop-off /pick-up at the Plain street entrance
- Staff parking mainly at along Powell Street with some parking along Plain Street.
- Half of the building perimeter is accessible to emergency vehicles along Powell and Plain street

Surfaces and Features:

- Bituminous paving surfaces are in poor condition and should be replaced entirely; replace 25% or the concrete paving.
- Site chain link corroded – replace 70% w/ galvanized
- No drainage issues.
- Flagpole in good condition.

Building Exterior

Exterior Wall and Canopies:

- East main entrance portico columns and pilasters need repair – possible structural concern at columns; gable roofs over north and south entrances appear to be leaning down.
- All ext. wood window sills need to be replaced
- Exterior asbestos siding is generally good condition – some missing siding small areas near water table; field stone foundation wall should be clean of stains.
- New aluminum double glazed window new windows and wood stools replaced within in 4-5 yrs. – good condition
- Exterior wood doors, frames and hardware are in fair condition should be replaced.
- Ramp slope may be non-code compliant and handrails are non-compliant.

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Summary Narrative

Roof:

- Original slate roof – evidence of some slate loss – roof should be evaluated – attachment may be failing – roof sheathing may need repair – recommend addition of ice & water shield and reinstallation of slate
- Water runoff and snow falls from roof are uncontrolled – no gutters or downspouts
- Gaps along exterior wall to cornice near rafter tails along edge – need to be properly closed
- Evidence of some water damage at roof cornice to slate roof edge
- Roof leaks during driven rain events
- Exterior storage shed roof to main bldg. has poor water management and causing significant water damage to siding & trim
- Chimney masonry – repoint – corbelling at top may need rebuild – stone cap deteriorated

Building Interior

Finishes:

- Classrooms: Generous size and ceiling heights with good amount of natural light
- Original hardwood floors; woodwork, crown molding, etc. requiring minor repair and refinish throughout.
- Non-complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains and bathroom facilities
- Interior finishes: Clear finished wood flooring, wd. base, wd. trim & wd. built-in casework requiring some repair and refinishing; plaster walls and ceilings – need some repairs and repainting of all surfaces.
- Basement: Humidity & moisture – high humidity/dampness
- Student bathrooms in Basement should be gutted and completely reconfigured; appears only student baths are in basement which may be a plumbing code violation
- Building Organization: most rooms circulation off central hall/space at bldg center; basement layout poor and confusing ; limited program spaces ; no dedicated cafeteria; meals taken in classrooms
- No code compliant interior room signage

Openings:

- Doors & Door Frames: Interior doors generally in good condition with some repair required. Door hardware is non-code compliant and majority in minor disrepair.
- Missing some interior fire doors and functioning door hardware at rated doors

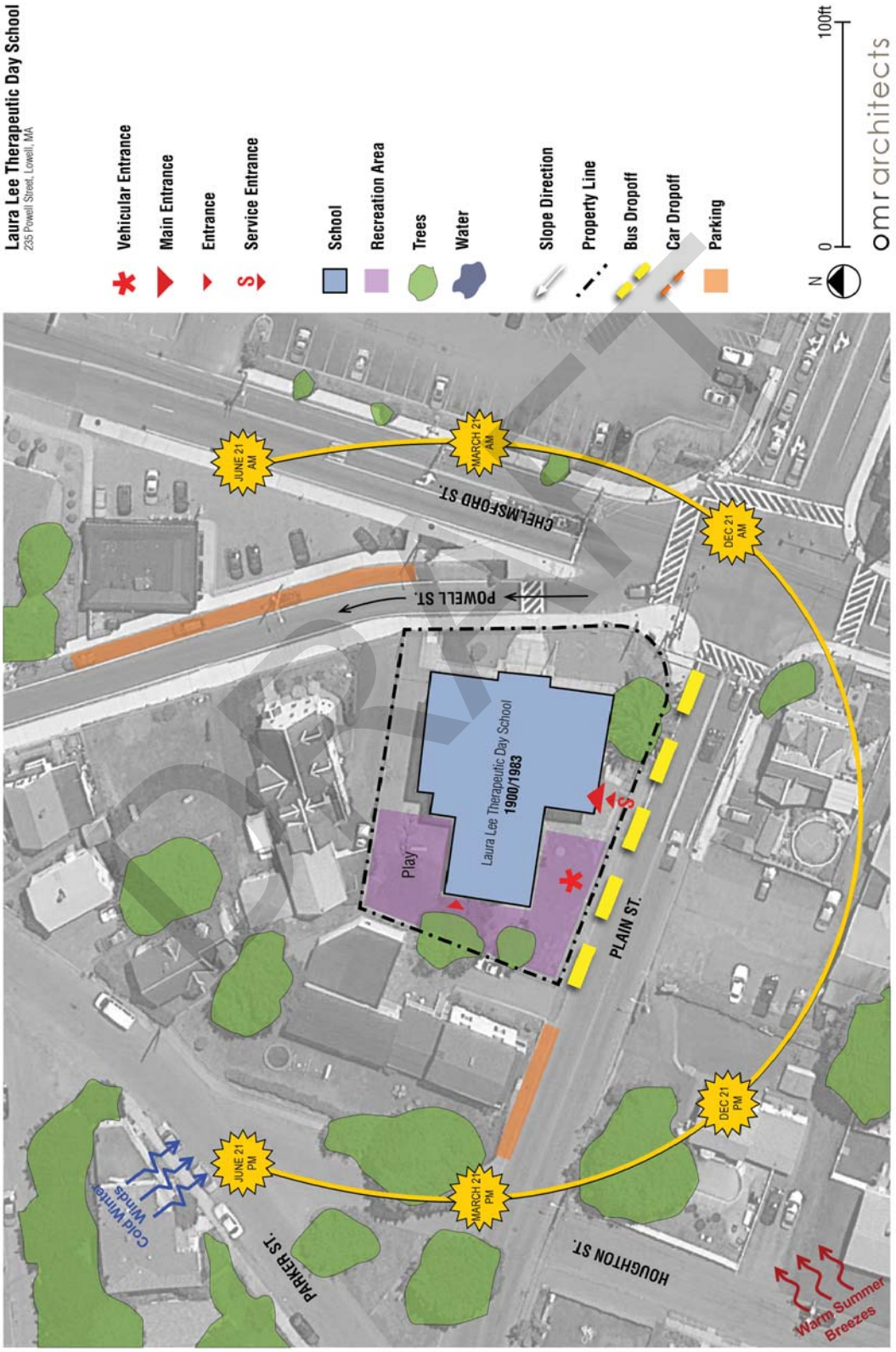
Vertical Circulation:

- No elevator
- Stairs: Many non-complying code issues – nosings, guards, handrails, extensions, handrail profiles.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

DRAFT

Site Analysis Graphic



Photographs



The main facade of the building is symmetical with flanking classrooms and administrative spaces on both levels.



Wood exterior door and hardware in poor condition at the main entrance. Entrance door not being used.



Bituminous paving surfaces in poor condition and should be replaced.



Side entrance used as main entrance. Non accessible.



Ramp slope may be non-code compliant and handrails are non-compliant.



Entire flat site with no proper landscaping or play area.

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Photographs

Exterior siding is generally good condition; some missing siding small areas near water table.

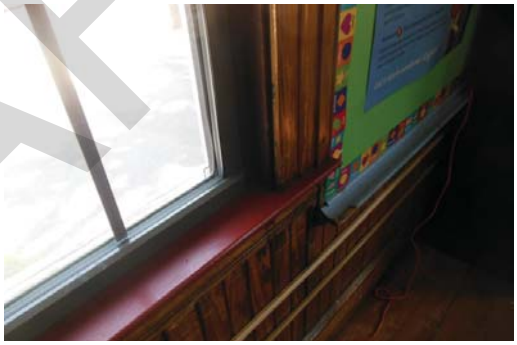




Typical corridor /hallway with original hardwood floors; woodwork, crown molding, etc. requiring minor repair and refinish throughout.



Typical classroom is generous in size and ceiling heights with good amount of natural light. Original hardwood floors; woodwork, crown molding, etc. requiring minor repair and refinish throughout.



New aluminum double glazed windows and wood stools replaced within in 4-5 years.



Gaps along exterior wall to cornice near rafter tails along edge – need to be properly closed.



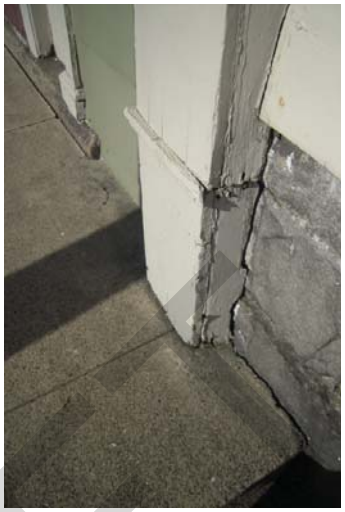
Student bathrooms in basement non complying for accessibility, plumbing fixture type and overall clearances. Bathrooms should be gutted and completely reconfigured.

DRAFT

Photographs



Typical deteriorated roof wood eave.



East main entrance portico columns and pilasters need repair – possible structural concern at columns.



Typical wood stair appears to be original. Guardrails, handrails and stair nosing are non-code compliant.



Antiquated staff toilet room are non code compliant.



Basement Level: Humidity and moisture damage to interior masonry walls.



Clear finished paneled classroom wood door with non-code compliant hardware and interior room signage.

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General Building Information

SCHOOL NAME	**Laura Lee Alternative School**
SCHOOL ADDRESS	235 Powell Street, Lowell, MA 01851
SERVING GRADE LEVELS	1 through 7
NUMBER OF STUDENTS	24 (2012-13 school year)
NUMBER OF STAFF	12-15 (2012-13 school year)
ORIGINAL CONSTRUCTION	1898, last known renovation 1990
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**15,922 sf**
SITE AREA FOR BUILDINGS	5,400
SITE AREA FOR PAVING	same as open space
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	10,522
ZONING DESIGNATION	TTF - Traditional Neighborhood Two Familyl
NEIGHBORHOOD	Highlands

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	Unknown- wood frame construction	E	approx. 18,400	2 stories + basement	none
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

DRAFT

SCHOOL NAME: Laura Lee Alternative School

DATE OF REVIEW: 07-19-2013
REVIEWED BY: RA AND DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance located on east side not used. Side entrance on the south side serves as both as the main and service entrance. Ramp slope on the west side may be non-code compliant and handrails are non-compliant	No action required.	-	-	-	-	
	- Connection to accessible route and accessibility	West side main entrance is not accessible. Ramp slope on the west side may be non-code compliant and handrails are non-compliant	At least one entrance to be made accessible via a ramp. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	S	allow for 1 entry modify.	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff and visitors parking is on the street mainly along Powell and Plain streets.	No action required.	-	-	-	-	
	- Curbing Materials and Wheel Stops	None	No action required.	-	-	-	-	
	- Number and size of spaces by type (typical, accessible)	Spaces are not delineated within the parking area.	Provide parking striping for organized parking layout, including handicapped accessible parking areas.	-	-	S	-	Under maint. budget.
	- Parking striping	None	Restriping at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable zoning bylaws.	2	ES	-	-	
	- Accessible Parking Signage	None. There are no designated accessible parking spaces.	Provide signage for the required number of accessible parking spaces based on the total number of spaces provided, including at least one (1) for van-accessible space.	-	-	S	-	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	Buses, parent and student drop-off / pick-up area occur on Plain street near main entrance.	No action required.	-	-	-	-	

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	No clear separation between pedestrian and vehicular traffic - potential safety issue.	Review alternative car drop-off location.	-	-	I	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets and sidewalks for site access.	No action required.	-	-	-	-	
	- Traffic Markings and Traffic Signage	None	No action required.	-	-	-	-	
	- Walkway Materials	All concrete walkways are in poor condition.	Extensive repair and/or replacement required.	0-1	ES	I	1200 sf	
	- Curb Cuts and Detectable Warning Strips	None	No action required.	-	-	-	-	
	- Pedestrian Ramp Locations and Materials	Concrete ramp and steel pipe guard & handrails are in fair condition w/ some guard & handrail corrosion and stained concrete. Slope and handrail design don't meet MAAB regulations.	Prep & paint guard and handrails. Chemically clean concrete. If future building renovations trigger accessibility code requirements, provide MAAB compliant ramp and guardrails.	2	OB	S	-	Painting & cleaning under maint. budget
5.	**Fire Department Access**							
	- Locations	Half of the building perimeter is accessible to emergency vehicles along Powell and Plain street.	No action required.	-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Bituminous asphalt pavement and concrete is in poor condition.	Extensive repair and/or replacement required. See line item 7 below	0	ES	S	incl. in asphalt paving below	
	- Loading Dock or Leveler	None	No action required.	-	-	-	-	

DRAFT

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	There is no trash container. All small individual barrels for trash and recycling.	No action required.	-	-	-	-	
	- Protective Bollards	None	No action required.	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No dedicated proper playground area. Combination of both bituminous asphalt play and unpaved area in poor condition.	Consider designated play area. Bituminous paving surfaces are in poor condition and should be replaced entirely	1	ES	S	5500 sf	
	- Accessible route to fields	None	No action required.	-	-	-	-	
	- Tennis Courts	None	No action required.	-	-	-	-	
	- Basketball Courts	None	No action required.	-	-	-	-	
	- Playgrounds	None	No action required.	-	-	-	-	
	- Storage Sheds	Wood frame storage shed adjacent to building has evidence of water infiltration and is in poor condition.	Provide new storage shed.	1	ES	I	(1) storage shed 6ft x 8ft x 6ft high	
	- Concession Stands	None	No action required.	-	-	-	-	
	- Bleachers	None	No action required.	-	-	-	-	
8.	**Fencing**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Chain link fence encloses the entire site. Most of the fence is corroded and in poor condition.	Replace corroded chain link fencing with galvanized chain link fence 4ft high	1	ES	S	500 lf	
9.	**Site Topography**							
	- Characteristics	Relatively flat topography, with pronounced grade change at east side of site.	No action required.	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Very spare - (2) trees on the east side; 1 tree on the southeast corner of building and 1 bush along Powell street with a few patches of grass scattered throughout the site. (1) wood planter box	Re-seed unpaved area with grass. Trim bush along Powell street.	1	OB	S	-	Under maint. budget.
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	No formal areas. Due to site limitations, gathering places are limited to small area on the south entrance.	No action required.	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Street light pole fixtures illuminate the site along Powell and plain streets. No light fixtures on remainder of site. Wall mounted light fixtures adjacent to door ways at the side entrance and at the ramp doorway. See electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Electrical utility service entrance; telecom and cable appear in good to fair condition. Gas service on site.	No action required.	2-3	ES	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required.	-	-	-	-	
	- Bicycle Racks	None	No action required.	-	-	-	-	
	- Flagpoles	Flag pole is in good condition	No action required.	3	ES	-	-	
16.	**Site Drainage**							
	- Ponding	None reported or observed.	No action required.	-	-	-	-	
	- Catch Basins	None observed on site.	No action required.	-	-	-	-	
	- Bio-retention area	None	No action required.	-	-	-	-	
17.	**Irrigation System**							
	- Locations	None	No action required.	-	-	-	-	
18.	**Other Observations**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Wood frame structure with asbestos siding in generally good condition- some missing siding areas near the water table. Field stone foundation is stained throughout. Sections of the water table wood trim are cracked and decaying.	Replace missing sections of siding. Replace sections of the damaged water table trim and chemically clean the field stone foundation.	2-3	ES	S	siding 50 sf, water table trim 500 lf, stone foundation 700 sf	
2.	**Windows**							
	- Frame Materials	New aluminum double glazed windows and wood stools replaced within last 4-5 yrs. – good condition. Windows openings in basement level and on attic dormers are boarded up with plywood and in poor condition with large gaps and delaminating material.	Replace boarded windows with insulated energy efficient windows at basement. Replace boarded windows at dormer with insulated, wood siding infill.	3, 1	ES	S	windows 96 sf, infill 32 sf	
	- Glazing Type and Color	Insulated tinted double glazing - low e coating.	No action required.	3	N	-		
	- Operable sash type and sash hardware	Single hung with proper operation.	No action required.	3	N	-		
	- Storm Windows and Insect Screens	Insect screens in good condition.	No action required.	3	N	-		
	- Sills	All exterior wood window sills are in poor to fair condition w/ varying degrees of wood rot.	Replace all exterior wood window sills.	1-2	ES	S	144 lf	
	- Shades or Blinds	Pull down shades in good condition	No action required.	3	ES	-		
3.	**Entrance Systems**							
	- Frame Materials	Wood doors, frames and hardware in fair condition. Double doors w/ (2) 3'-0" leafs at the south side entrance.	Replace wood doors and frame with new door system for durability and increased thermal performance.	1	OB	S	6 pairs	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Single pane clear.	As part of the door replacement, replace glazing with insulated glass units.	1	OB	S	incl. in abv.	
	- Door widths & clearances	Double doors w/ (2) 3'-0" leafs.	No action required.	-	-	-	-	
	- Entry door hardware	Weathered bronze hardware in fair condition is not code compliant.	Provide code compliant hardware as part of door replacement.	2	OB	S	incl. in abv.	
	- Power operators	None	No action required.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Wood doors, frames are in fair condition. 1 single leaf door 3'-0" at ramp in poor condition.	Replace doors w/ insulated and weather-stripped units with insulated glass lites.	1	N	S	1 single leaf unit	
	- Door widths & clearances	Clearance adequate.	No action required.	-	-	-	-	
	- Door hardware	Pull on one door lever. Weather-strip worn out.	Replace weather stripping as part of door replacement.	4	N	S	incl. in abv.	
	- Overhead or Coiling Doors	None	No action required.	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	East main entrance portico columns and pilasters need repair – possible structural concern at columns; gable roofs over north and south entrances appear to be leaning down.	Repair east entrance portico and pilasters. Possible entire re-build of gable roofs over north and south entrances. Enclose gaps along the exterior cornices. Consider installing diverters or gutters and downspouts to divert water away from building.	1	ES	I	3 units	
6.	**Sealants & Expansion Joints**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Recent sealant around window frames in good condition.	No action required.	3	ES	-	-	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Sloped original slate roof with questionable attachment to substrate susceptible to driven rain.	Verify proper attachment method of slate roof to substrate and repair as required.	2	ES	I	-	Under maint. budget.
	- Roof edges and copings	Original wood roof edge appears to be decayed. Gaps along exterior wall to cornice near rafter tails along the east and west sides need to be properly closed. No gutter and downspouts.	Replace entire wood roof edge with durable weather proof material with consistent, period appropriate style.	0	ES	I	357 lf	
	- Walkway pads	None	No action required.	-	-	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required.	-	-	-	-	
	- Glazing Type	None	No action required.	-	-	-	-	
	- Curbs	None	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	None	Install gutters and downspouts to divert water away from building.	-	-	S	-	allowance
	- Splash block or tied to storm drainage	None	No action required.	-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	None	No action required.	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	None	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-	-	
13.	**Other Observations**							
		Brick chimney mortar generally fair to good, but some repointing required. Upper portion of chimney surface is stained.	Repoint 10-15% of brick area. Chemically clean brick.	2-3	ES	S	clean 200 sf, repoint 30 sf	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Entry vestibules located at north & south sides at level of stair mid-landings between basement & 1st floor. Finished wood floor in good condition w/ non-recessed entry mats. Finished wood wainscot in fair condition w/ worn finish. Plaster walls and ceilings in fair condition w/ some deterioration and worn paint. Finished wood door frame surround, sidelights and transom glazing system at interior doors in good condition.	Refinish wood wainscot. Repair plaster wall damage, prep & paint walls and ceilings.	3	2	2	2	ES	S		Under maint. budget.
2.	**Corridors**										
	- Finish Materials	Small areas of plaster wall and ceilings area damaged. Original stained wood floor is in good condition. 61" high sttained wood wainscot is in generally good condition with a few areas requiring repair. Casework with sink and dishwasher is in poor condition and should be replaced and/or removed.	Fresh coat of paint throughout. Patch damaged areas of plaster material. Casework should be addressed as noted.	3	2	2	2	ES	L	plaster 20 sf	Painting under maint. budget.
	- Lockers	Metal coat hooks adjacent to classroom doors are mounted at 54". All project 3" away from wall.	Consider installing non-projecting type profile coat hooks and install all coat hooks to be accessible.	-	-	-	1	ES	S		Under maint. budget.
	- Transoms & Borrowed Lights	Original wood framed transoms and borrowed lights with wire glass in generally good condition.	No action required.	-	-	-	3				
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Classroom doors into corridor don't have closers. Doors leading from corridor to stairs have wire glass and non-rated glazing with closers but no hold opens.	Provide entire rated door system with code conforming hardware at stairway doors.	-	-	-	0	ES	I	12 doors	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	None	No action required.	-	-	-	-	-	-		
	- Apparent rated corridor construction	Not rated due to original wood frame and non rated glazing in many areas.	No action required. GGD has proposed adding a full sprinkler system to the building.	-	-	-	-	-	-		
	- Wall Projecting Objects	There are numerous furniture and built-ins that appear to be non-code compliant in accessible means of egress.	If future building renovations trigger accessibility code requirements, perform comprehensive code analysis to evaluate conditions.	-	-	-	-	-	-		Costs under renov. estimate.

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Drinking Fountains	None	If future building renovations trigger accessibility code requirements, provide code compliant drinking fountains in quantity per plumbing code.	-	-	-	-	-	-		Costs under renov. estimate.
3.	**Building Signage**										
	- Materials	Taped paper room designations.	See item below.	-	-	-	-	OB	-		
	- Code Required	None observed.	Verify required life safety signage meets requirements of AHJ.	-	-	-	-	-	-		
	- Accessibility Compliance	Non code compliant	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-		Costs under renov. estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Stairs are wood framed. Original wood floor landings,risers and 61" high wood wainscot in good condition. Wood treads are cupped and warped. Plaster walls and ceilings in good condition with some damaged areas.	Restore stairs to address tread wear issues. Address non-compliance issues noted below in concert with this work.	2	2	2	2	OB	S	4 flights total	
	- Tread & Riser Height Uniformity & Nosing Compliance	Wood tread nosing has 1" "lip" and is abrupt. Tread and riser height appears code compliant.	Provide tread nosing transition element to be code compliant.	-	-	-	2-3	OB	S	incl. in above	
	- Guardrails (height, sphere)	36" high stained original solid wood guardrail in good condition - non code compliant.	Replace with 42" high code compliant guardrail.	-	-	-	3	OB	S	incl. in above	
	- Handrails (height, extensions, profile)	There are no handrails on the open side of stair. Round handrails adjacent to walls are 32" high and have no extensions.	Provide code compliant handrails.	-	-	-	3	OB	S	incl. in above	
	- Landing Clearances	Appears to be code compliant.	No action required.	-	-	-	-	-	-		
	- Minimum Headroom	Code compliant.	No action required.	-	-	-	-	-	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Presence of Storage Beneath	Custodial supplies stored beneath south side stair at basement level, within area w/ stone and plywd. walls & plaster ceiling.	Verify such storage acceptable with AHJ.	-	-	-	-	-	I		
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	None	Install elevator to provide accessible route to all building levels to comply with MAAB.	-	-	-	-	-	L	one 3-stop elevator & shaft encl.	
	- Chairlift Finish Materials, Plaftform Size, Clearances	None	No action required.	-	-	-	-	-	-		
6.	**Interior Doors & Sidelights**										
	- Materials	Combination of stained paneled wood doors and flush wood replacement doors without glass vision panels. Some stained paneled doors are damaged.	Repair stained paneled doors as required.	-	-	-	2-3	ES	S		Under maint. Budget.
	- Door hardware	Hardware in fair condition. Non code compliant. All doors have knobs. Locksets are obsolete.	If future building renovations trigger accessibility code requirements, provide code compliant door hardware.	-	-	-	2	ES	-		Costs under renov. estimate.
	- Door widths & clearances	Doors into staff bathrooms are not code compliant.	Address as part of staff toilet renovations noted below.	-	-	-	-	ES	S		See below for costs
	- Door Thresholds	Original stained wood tresholds appear in good condition.	No action required.	-	-	-	3	ES	-		
7.	**Kindergarten Classrooms**	No kindergarten classrooms at this school.									
8.	**Kindergarten Bathrooms**	No kindergarten bathrooms at this school.									
9.	**General Purpose Classrooms**										
	- Finish Materials	Original stained wood floor generally good condition with some warped wood strips. The plaster ceiling has some stain/damaged areas. Stained wood wainscott requires repair in some areas.	Fresh coat of paint throughout at plaster walls. Repair damaged plaster ceiling. Repair damaged areas of wood wainscot.	2	2	2	2	ES	S	plaster 40 sf	Painting under maint. budget.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Built in original wood wall cabinets requiring some repair including the hardware.	Refinish/stain wood cabinets and repair.				2	ES	S		Under maint. budget.
	- Visual Display Surfaces	Original chalk boards are fair to poor condition. Many are damaged. Some are used as marker boards. Marker boards are overlayed on top of chalk boards.	Replace chalk boards with marker boards.	-	-	-	1	OB	L	allow.	
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Surface mounted direct: parallel to the teaching wall. Many operated via pull cord. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
10.	**Science Classrooms**	No dedicated science classrooms at this school.									
11.	**Art Classrooms**	No dedicated art classrooms at this school.									
12.	**Technology Clsrms.**	No dedicated technology classroom at this school.									
13.	**SPED Classrooms**	No dedicated SPED classrooms - see general purpose classrooms.									
14.	**SPED OT/PT**	No dedicated SPED OT/PT area.									
15.	**SPED Tutorials**	No dedicated SPED tutorial spaces at this school.									
16.	**Specialized Clsrms. (Indicate Type)**	No dedicated specialized classrooms at this school.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium at this school.									
18.	**Performing Arts - Stage**	No dedicated stage area at this school.									
19.	**Performing Arts - Music Rooms**	No dedicated music rooms at this school.									
20.	**Media Center**										
	- Finish Materials	Broadloom carpet flooring, resilient base, wood wainscot, GWB & plaster partitions all in good condition. Ptd. wood base is fair w/ worn paint. Plaster ceiling in good condition.	Prep & paint wood base.	3	3	3	3	ES	S	-	Under maint. budget.
	- Stacks	Provided as furnishing. Good condition.	No action required.	-	-	-	3	-	-		

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				FLOOR	WALLS	CEILING	GENERAL				
	- Carrels	None	No action required.	-	-	-	-	-	-		
	- Shelves	Provided as furnishing. Good condition.	No action required.	-	-	-	3	-	-		
	- Circulation Desk	Wood veneer w/ plastic laminate top surface in good condition in compliance w/ MAAB regulations.	No action required.	-	-	-	3	-	-		
	- Visual Display Surfaces	Original chalk boards in fair to poor condition.	Replace chalk boards with marker boards.	-	-	-	1-2	OB	L		Included under general classrooms
	- Workroom / Staff Areas	None designated.	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 surface-mounted in square array. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report	
21.	**Gymnasium**	No gymnasium.									
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**	No cafeteria.									
27.	**Kitchen & Servery**	School is a satellite facility that serves remotely prepared meals.									
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Original stained wood floor and wood wainscot in good condition. The hard surface ceiling appears in good condition.	No action required.	3	3	3	3	ES	-		
	- Casework	None	No action required.	-	-	-	-	-	-	-	
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	None	No action required.	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	1x4 surface-mounted in square array. Refer also to electrical system report.	See electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-	-	
	-Work Station (FF+E)	None	No action required.	-	-	-	-	-	-	-	
29.	**Nurse & Health**	No dedicated nurse or health area.									
30.	**Admin. Office Area**										
	- Finish Materials	Stained wood flooring, finished wood base, wainscot & opening trim and decorative brackets in good condition. Plaster walls & ceilings in fair to good condition.	No action required.	-	-	-	-	-	-		
	- Casework	Sink base cabinets and countertop at dishwasher location in very poor condition w/ heavy wear. Sink and counter height don't meet accessibility requirements.	If future building renovations trigger accessibility code requirements, replace sink base cabinets.	-	-	-	1	OB	-	-	Costs under renov. estimate.
	- Visual Display Surfaces	Ad-hoc tack boards of homasote and pre-fab units in good to fair condition.	No action required.	-	-	-	-	-	-		
	- Entry Door Intercom	None	No action required.	-	-	-	-	-	-		
	- Reception/Waiting	No designated area.	No action required.	-	-	-	-	-	-		
	- Conference	No designated area.	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**	No designated guidance or psychology offices.									
32.	**SPED Office Areas**	No dedicated SPED Offices.									
33.	**Student Toilets**										

DRAFT

SCHOOL NAME: Laura Lee Alternative School

DATE OF REVIEW: 07-19-2013
REVIEWED BY: RA AND DH

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	For both Girls and Boys Baths - Ptd. concrete slab on grade in fair condition, ptd. stone and brick walls in poor to fair condition w/ some water damage & failed paint. Some partitions of CMU or make-shift wood framing in fair condition w/ failed paint. Plaster ceiling poor to fair w/ some holes.	Perform general gut and complete renovation of Girls and Boys toilet rooms.	2	1-2	2	1	OB	S	600 sf	
	- Toilet Partitions	Not proper partitions. Consists of 2x4 wood framing and plywood.	Install phenolic toilet partitions as part of overall toilet renovations.	-	-	-	0	OB	S	part of overall reno.	
	- Plumbing Fixtures	See plumbing system report.	Install new fixtures, accessible as required and in quantities per the plumbing code. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	part of overall reno.	
	- Mirrors	None	Consider providing mirrors as part of the bathroom renovations.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper, paper towel and soap dispensers in poor to fair condition.	Provide new as part of the bathroom renovations.	-	-	-	1-2	ES	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Bathrooms configuration is non-accessible for clearances, no grab bars, accessories not accessible within required reach ranges. No accessible fixtures or stalls.	Perform general gut and complete renovation of Girls and Boys toilet rooms to meet accessibility requirements.	-	-	-	-	-	S	part of overall reno.	
34.	**Staff Toilets**										
	- Finish Materials	VCT flooring, resilient base, FRP wainscot, plaster walls and 2x4 ACT ceiling all in good condition. Note toilet off of Principal's office non-functional, unused and has been secured shut & was not observed.	No action required at first floor location. Renovate second floor toilet per accessibility requirements noted below.	3	3	3	3	ES	S	allow 150 sf	
	- Toilet Partitions	None - single use toilet.	No action required.	-	-	-	-	-	-		
	- Plumbing Fixtures	See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Mirrors	Mirror above sink in good condition.	No action required.	-	-	-	3	ES	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessories	Soap, paper and toilet paper dispensers in good condition.	See item below for action at first floor location. Relocate or provide new accessories as part of second floor toilet renovation.	-	-	-	3	ES	-	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	First floor toilet has room has signage indicating accessibility and appears to meet accessibility clearance requirements. Paper towel and toilet paper dispensers mounted too high & exceed MAAB reach range. Sink lacking insulated pipe wraps. Second floor toilet non-accessible.	First floor - provide required pipe insulation below sink and relocate all accessories to within MAAB required heights. Second floor - reno. as required to meet accessibility. Verify whether accessible toilet room clearances can be provided at current location.	-	-	-	-	-	S	part of overall reno.	First floor under maint. budget.
35.	**Storage**										
	- Finish Materials	Basement storage areas - Ptd. concrete slab on grade in fair condition, ptd. stone and brick walls in poor to fair condition w/ some water damage & failed paint. Plaster ceiling poor to fair w/ some holes.	No action until basement moisture mitigated.	2	2	2	1-2	OB	-		Refer to found. wall entry under structural report
	- Built-In Storage	None	No action required.	-	-	-	-	-	-		
	-Other										
36.	**Mechanical & Service**										
	- Finish Materials	Ptd. concrete slab on grade in fair condition, ptd. stone and brick walls in poor to fair condition w/ some water damage & failed paint. Plaster ceiling poor to fair w/ some holes.	No action until basement moisture mitigated.	2	2	2	1-2	OB	-		Refer to found. wall entry under structural report
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Ad-hoc throughout basement area.	No action required.	-	-	-	-	-	-		

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Equipment Pads	None	No action required.	-	-	-	-	-	-		
	- Other										
37.	**Controls**										
	- Height (accessibility)	Not all switches and system controls are within MAAB reach ranges.	If future building renovations trigger accessibility code requirements, relocate controls to be within required reach range.	-	-	-	-	-	-		Costs under renov. estimate.
38.	**Other Spaces**										
	Attic Area	Portion of attic space is used for storage. Access is via a stained wood framed stair with make-shift 2x4 wood guardrail. Exposed roof structure appears in good condition. Exposed floor is missing 45+/- SF of wood planking. Floor below is insulated with batt insulation. Gaps along exterior wall to cornice near rafter tails along the east and west sides need to be properly closed. Attic dormers are boarded up with plywood are in poor condition with large gaps.	Enclose gaps along the exterior cornices. Replace boarded windows with durable weather proof material with thermal insulating values. See (B.2) & (B.7)	-	-	-	2-3	ES	S	180 lf gaps, 20 lf replacmen t wd. handrail	
	Basement	Basement throughout exhibits signs of high humidity and water intrusion at foundation walls, resulting in questionable environmental quality.	Further investigate to determine source of water intrusion and proper mitigation method.	-	-	-	1	-	S		Refer to found. wall entry under structural report

DRAFT

LAURA LEE ALTERNATIVE SCHOOL

Date of Review: Thursday, July 11, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Laura Lee Alternative School (#19), located in the Highlands neighborhood of Lowell, was originally completed in 1891 as a one-story structure, followed by an 1896 addition. The facility, built on an essentially level site, is comprised of two-stories and an attic above grade, plus a Basement mostly below greade, with a floor area of approximately 18,300 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1891 & 1896 (Addition). Age of Building: 117-to-122 years. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not avilable. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 1983. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: MA State Building Code - 5th Ed. (Sep 1, 1980).
4.	**Description of Structure:** The facility, built on an essentially level site, is comprised of two-stories and an attic above grade, plus a Basement mostly below grade, with a floor area of approximately 18,300 square feet. Primary structural components include the following: mortared fieldstone foundation walls, concrete slab on grade Basement floor; brick bearinig walls in Basement; tapered metal columns at Basement, First and Second Floors; exterior wood stud bearing walls with many large openings for windows; interior wood stud bearing walls (possibly); finish wood flooring, subfloor and wood floor/Attic beams (likely); wood at roof - posts, diagonal bracing, beams, rafters, and planking. Lateral Force-Resisting System (LRFS) - Whatever building code governed the design of this building, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by wind and seismic events. Without the benefit of either all of the original drawings or a detailed investigation, it is problematical to identify the LRFS. The primary structural system has some inherent lateral-force resistance that may involve the exterior and perhaps some interior wood bearing walls. Exterior cladding is typically asphalt shingles.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

LAURA LEE ALTERNATIVE SCHOOL

Date of Review: Thursday, July 11, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
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3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Powell Street Entrance: The base of one of the round wood columns supporting the Entrance roof is severely deteriorated. Both columns should be investigated. An allowance covering an investigation and potential repair work of this condition should be included.			**1**	**I**
	b.	Fieldstone Foundation Walls: There appears to be indications of ongoing water infiltration through the fieldstone foundation walls at the building perimeter. Aside from other reasons for addressing this condition, this kind of phenomenon could also impair the integrity of the foundation walls which also support the brick bearing walls. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	c.	Roof Rafter Adjacent to Powell Street: The lower end of a roof rafter has a split at its interface with the exterior supporting wall. This condition should be monitored on a regular basis. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	d.	Roofs: A number of roof leaks have been reported at this facility and there is visual evidence below the roofs. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Such a condition could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring roofs must be kept free of leaks.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

Laura Lee School

Condition Legend	Age Factor	Action Priority
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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System.	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.		SJM
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System.	N/A	N/A	L	Recommend building be fully sprinklered including attic.		SJM
3.	**Special Systems**	No Sprinkler or Standpipe System.	N/A	N/A	N/A			SJM
4.	**Misc Fire Protection**	No Sprinkler or Standpipe System.	N/A	N/A	N/A			SJM
5.	**Sprinklers**	No Sprinkler or Standpipe System.	N/A	N/A	N/A			SJM
	PLUMBING							
1.	**Cold Water System**	Domestic water service enters the Cafeteria and is 2" in size. Service includes a meter. Piping is copper tubing with sweat joints.	3	ES	N/A	None.		SJM

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
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Laura Lee School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by a 30 gallon gas fired water heater; Bradford White - Defender Series with 30,000 BTUH input. Piping is copper tubing with sweat joints. Hot water distribution is not circulated.	3	ES	L	Insulate hot water piping.		SJM
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in good condition. No evidence of damaged piping.	3	ES	N/A	None.		SJM
4.	**Storm Drain System**	Pitched roof, no storm drainage system.	N/A	N/A	N/A	No gutters or ice guards installed.		SJM

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Plumbing fixtures are what appears to be original fixtures. Water closets are floor mounted, exposed manual flush valves. Urinals are stall type with exposed manual flush valves. Lavatories are wall hung, back ledge with 4" centerset faucets.	1	OB	S	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures.	   	SJM
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is on exterior of building in a unlocked fence enclosure. Gas supplies boilers & water heater. Piping is black steel with welded and threaded joints, depending on pipe size.	3	ES	N/A	None.		SJM
	MECHANICAL							
1.	**Heating Plant**	The building is primarily heated by a gas fired warm air furnace air handling unit located in the basement. Refer to Air Handling Systems for additional information. There is no central boiler plant.	N/A	N/A	N/A			DP

DRAFT

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant & Air Conditioning**	The building is not Air Conditioned.	N/A	N/A	N/A			DP
3.	**Air Handling Unit Systems**	The building is primarily heated by a indoor gas-fired hot air furnace air handling unit that is located in the basement. The unit was manufactured by Trane (Model GLND035, Serial No. F11F03879R). The unit has two 350 MBH input/280 MBH output gas burners that are vented to the masonry chimney. The unit appears to have been installed recently within the past 5 years, and appears to be in very good condition. During heating season, hot/warm air is distributed to the building through an uninsulated galvanized sheetmetal ductwork system to floor mounted diffusers. Return air is distributed back to the air handling unit from sidewall return air grilles located throughout the building.	4	N	L	AHU unit should be serviced (filters, belts, fans lubricated, refrigeration system inspected, etc.)	  	DP
4.	**Terminal Unit Systems**	The building does not have terminal HVAC units, as the building is heated by a hot air furnace system. Many rooms have portable floor stand or box type propeller fans.	N/A	N/A	N/A			DP

DRAFT

Laura Lee School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Ventilation & Exhaust Systems**	The building is ventilated through the use of operable windows. The restrooms do not appear to be mechanically exhausted.	0	OB	I	Restrooms should be exhausted by mechanical exhaust air systems. Consider installing a mechanical ventilation and exhaust air system for classroom and office areas. Cost estimate is based on providing new mechanical energy recovery ventilation system.	   	DP
6.	**Piping System**	There are no major HVAC piping systems in the building, as the building is heated by a hot air furnace system and the building is not air conditioned.	N/A	N/A	N/A	N/A		DP

DRAFT

Laura Lee School

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E. FP/P/H/E

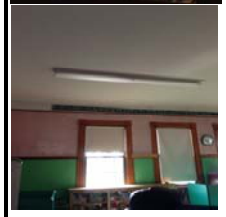
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building heating system is controlled by unit mounted AHU and heating system controls. The building heating system is also monitored and controlled by a the city-wide building energy management system.	4	N	L	The building heating system has minimal zones. Consider adding zone damper controls for improved heating system zone control. Cost estimate is based on providing new zone controls and new ventilation system controls	 	DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 200 Amps, 120/240V, 1 phase. It is located in the basement and is undersized and at capacity.	1	ES	S	The equipment is not suited for the use of the building. The service capacity is undersized by today's standards. The service should be upgraded to a 3 phase service and sized for 10W/S.F. to accommodate future loads.	 	DMP
2.	**Distribution System**	The feeders and subpanels are in poor condition. Non-metallic sheathed feeders are installed, panelboards are installed in public spaces and accessible to the public. During the visit it was noted that work had begun to provide additional distribution but never completed. PVC conduit was installed to the upper level and terminated in an empty panelboard. Multiple panels with fuses are still active and are located in public spaces without locked covers.	1	OB	I	The distribution system should be upgraded along with the service to a 120/208V, 3 phase system. The work that has been started should be completed. Fuse panels are in poor condition and should be replaced immediately.	 	DMP

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Laura Lee School

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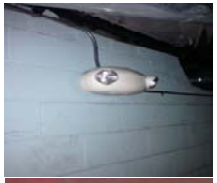
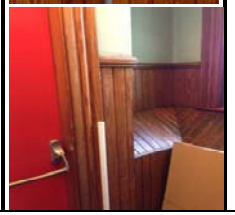
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
3.	**Branch Circuits**	Branch circuitry is in poor condition. Outlets have been added to accommodate new equipment, all work has been done in surface mounted raceway. MC cable has also been used and is exposed in some areas subject to physical damage.	1	OB	S	Branch circuits should be replaced with the upgrade of the distribution system. There is a lack of receptacles for computer equipment and other equipment. The existing condition of the branch circuitry in general is poor. Extensive extension cords are currently being used creating a number of safety hazards.	 	DMP
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in fair condition, however the light levels are very poor in most spaces. Light switches are not ADA compliant in most spaces. Each classroom has one light switch to turn one light on and pull strings on the other fixtures. The lighting control is extremely antiquated.	1	OB	S	Lighting needs to be added to most spaces to improve light levels and lighting controls need to be added in lieu of pull strings on fixtures. We would recommend adding occupancy sensors throughout the building.	 	DMP
5.	**Exterior Lighting**	There is one building mounted light at the side entrance that has been added.	2	ES	S	It is recommended that the fixture be replaced with LED and dark sky compliant type. Building mounted lights should be provided at each egress door and around the building for some security lighting.		DMP
6.	**Emergency Power**	There is no emergency power.	N/A	N/A	L	We recommend an emergency generator.		DMP

DRAFT

Laura Lee School

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4 - Excellent - New		
N/A - Not Applicable		

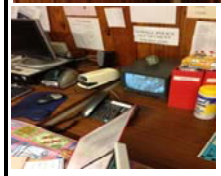
E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	L	System is in good working order. There was one damaged exit/emergency light damaged that should be addressed immediately.	 	DMP
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a conventional FCI panel. Fire alarm pull stations are located at 54" A.F.F. which do not meet ADA guidelines for accessibility. It was noted that there was no pull station installed at the side entrance which is a code violation.	1	OB	S	System is in good working order, however is well beyond its expected serviceable life. Parts to repair will be increasingly difficult to find. We recommend that the fire alarm system be replaced with a new addressable type with voice evac. A pull station should be added at the side entrance immediately.	 	DMP

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Condition Legend	Age Factor	Action Priority
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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	 	DMP
10.	**Communication / Clock System**	N/A	N/A	N/A	I	There is no paging system or clock system installed in the building. We would recommend a GPS based wireless clock system and an integrated classroom intercom system that would be integrated with a telephone system for communication from room to room and to provide emergency pages throughout the building. Communication is currently done with radios.		DMP
11.	**Data Systems**	The data system consist of Cat5 data cable. The system is in fair condition. No interactive whiteboards or projectors were noted in the classrooms.	2	OB	S	The data system should be upgraded to Cat 6 cable. New data outlets should be added to accomodate technology equipment. A telephone system should be provided in the building and integrated to a new classroom intercom system.		DMP

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26 LeBlanc Therapeutic Day School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Relatively flat site; Located within a dense residential neighborhood
- Open building site; buildable area to North of the building.
- Mini-bus drop-off only at ramped entry off on Wentworth Avenue.
- Paved area on North side of site with no organized parking areas.
- Parking lot and bus drop off areas not accessible to entrances into school due to stairs and non-accessible ramps

Surfaces and Features:

- Concrete sidewalks at entry appear original and in good condition. Bituminous paving surfaces and sidewalks around building perimeter are in fair to good condition, no perimeter access roadway. Perimeter concrete sidewalks at street around school in poor condition
- No designated play area on site. Front lawn of school used for outdoor activities
- Granite curbing along perimeter sidewalk around site in fair to poor condition.
- Site landscaping is adequately maintained and appropriate for the site
- No apparent site drainage issues

Building Exterior

Exterior Wall

- Plexiglass window panel infills throughout the building. Windows loose and hopper windows do not remain closed
- Main entry doors replaced. Remaining doors steel and rusting. Door closers on exterior doors do not work properly.
- Exterior brick shows settling cracks and efflorescence due to water infiltration.
- Birds creating nests within plexiglass window infill panels

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Summary Narrative

Roof:

- Fully adhered EPDM roof, painted white, approximately ten years old.
- Exterior brick appears stained below masonry parapet walls indicating a failure in the roof parapet's flashing details
- Roof drains clear and free of debris. No standing water on roof surface
- Rooftop ventilation units need repair
- Areas of low roof show evidence of ponding due to improper drainage and roof parapet containment

Building Interior

Finishes:

- Corridor walls built with glazed brick on upper floors, painted brick walls on lowest floor. At exterior walls of corridors, water infiltration observed coming through masonry wall construction.
- Classroom and office walls all plaster and need repainting. Many walls damaged due to water infiltration.
- Ceilings in school primarily plaster on upper floors, ACT ceilings in lowest floor, with many locations damaged due to water infiltration
- VCT in corridors fair to good condition.
- Wood floors in classroom and office areas in good condition
- Exposed electrical conduits throughout the building due to electrical upgrades
- Lower floor steam piping exposed to students using the facility. Insulation torn and friable
- Terrazzo flooring in toilet rooms replaced with concrete infill in select areas

Openings:

- Interior wood doors are in good to fair condition. Interior door hardware knob type handles, not lever hardware.
- Hollow metal door and window frames show normal wear.
- Magnetic hold open devices at stairs work well and connected to new fire alarm system
- No signage adjacent to door openings.

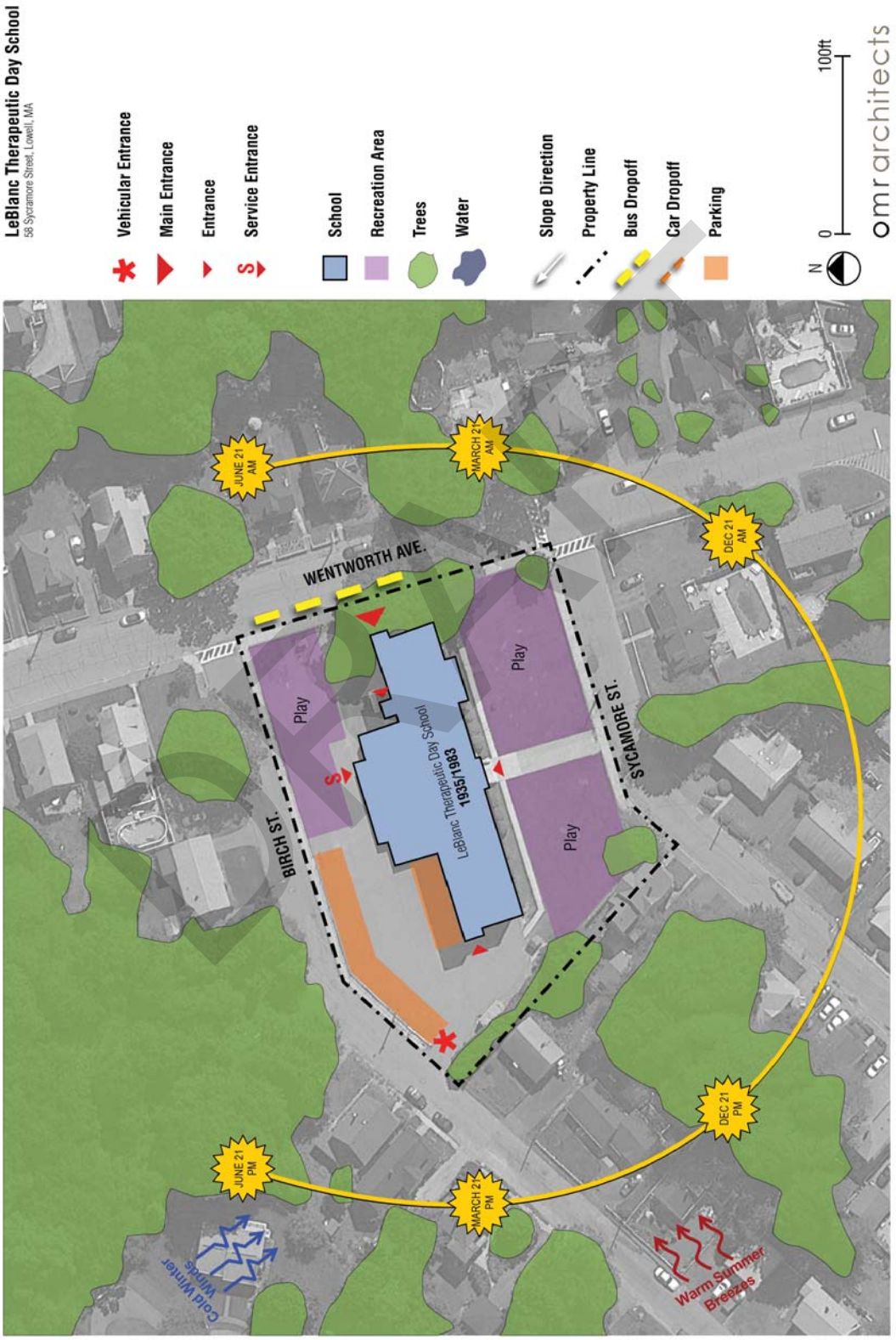
Vertical Circulation:

- Elevator has been installed and is in good condition and sized for handicapped access
- Stairs handrails and guardrails do not meet current building code requirements in terms of height or allowable openings and should be painted if retained
- All exterior doors inaccessible due to stairs or non-compliant ramps leading to such entrances.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of former main entrance.



View of HC accessible entry added in ’03 along with the elevator.



View from sidewalk of shared parking and paved play area.



View of EPDM roofing in fair condition; no longer fully-adhered.



View towards current drop-off / pick-up at street.



View of non-accessible entry; currently not used.

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Photographs



View in typical stairwell; all materials and railings appear original to building.



View in typical classroom looking towards teaching wall.



View of single-loaded corridor on second floor.



View in typical classroom looking towards exterior wall.



View in office of damaged plaster walls from water infiltration.



View of single-loaded corridor on first floor.

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Photographs



View in basement of damaged plaster walls from water infiltration.



View of non-accessible floor transition at doorway in basement.



View in basement of ceiling tile damaged by water.



View of performance space and stage in basement.

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General Building Information

SCHOOL NAME	**LeBlanc Therapeutic Day School**
SCHOOL ADDRESS	58 Sycamore Street, Lowell, MA 01852
SERVING GRADE LEVELS	7 through 12
NUMBER OF STUDENTS	approx. 50 (2012-13 school year)
NUMBER OF STAFF	approx. 20 (2012-13 school year)
ORIGINAL CONSTRUCTION	1935
DATE OF ADDITIONS	1983 addition/renovation, 2003 elevator installation

General Site Information

TOTAL SITE AREA	**52,236 sf**
SITE AREA FOR BUILDINGS	10,718
SITE AREA FOR PAVING	19,500
SITE AREA FOR PLAYFIELDS	-
SITE AREA FOR OPEN SPACE	22,018
ZONING DESIGNATION	SSF - Suburban Neighborhood Single Family
NEIGHBORHOOD	Belvidere

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	no docs. available	E	approx. 26,650	3 stories	hose cabs only
Addition		E			

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: **LeBlanc Therapeutic Day School**

DATE OF REVIEW: 08-06-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance located on the South side of the school, but is used only as a secondary entrance. Main access to school is located at East end of the building off Wentworth Avenue. Accessible entrance located adjacent to the Wentworth Street entry. Teacher and staff entrance is at the West end of the building. All doors and frames painted steel.	Replace rusted door frames and doors. Repaint all doors and frames. (See B.3 & 4)	1	ES	S	(See B.3&4)	
	- Connection to accessible route and accessibility	Entry at Wentworth Avenue accessible by wood ramp. All other entrances are not accessible due to stairs.	No action required. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	1	OB	-	-	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking areas located to the North side of the school. No parking striping or organized layout. Paving is bituminous with normal cracks and joints.	Provide parking striping for organized parking layout, including handicapped accessible parking areas	2	ES	S	-	Under maint. budget.
	- Curbing Materials and Wheel Stops	Curbing is granite around perimeter of site along city sidewalks. There is no curbing or wheel stops within the site itself	Granite curbing owned by the city. No action required.	1	ES	-	-	
	- Number and size of spaces by type (typical, accessible)	No organized parking lot layout or striping. No handicapped accessible parking spaces.	Provide parking striping for organized parking layout, including handicapped accessible parking areas.	1	OB	S	-	Under maint. budget.
	- Parking striping	Non-existent	Restriping at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable zoning bylaws.	2	ES	-	-	
	- Accessible Parking Signage	No accessible parking signage	Provide signage for the required number of accessible parking spaces based on the total number of spaces provided, including at least one (1) for van-accessible space.	-	-	S	-	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	No designated bus or car drop-off area on site. Currently mini-bus drop-off located on Wentworth Avenue.	Create separate car and bus drop-off within school site, not on public street	-	-	L	-	

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: **LeBlanc Therapeutic Day School**

DATE OF REVIEW: 08-06-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	No designated car or bus drop-off areas on site.	Create separate car and bus drop-off within school site, not on public street	-	-	L	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Single crosswalk from main parking area in front of school's main entrance, which crosses through bus drop-off area.	No action required	2	ES	-	-	
	- Traffic Markings and Traffic Signage	No traffic markings of signage on site.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	All walkways on site are concrete. Most walks show normal wear with cracks and vegetation between cracks.	Repair walkways where cracks create tripping hazards.	3	ES	S	250 SF	
	- Curb Cuts and Detectable Warning Strips	No curb cuts on site. No detectable warning strips	If future building renovations trigger accessibility code or building code requirements, furnish and install curb cuts and detectable warning strips at all crosswalks and car/bus drop-off areas	-	-	-	-	Costs carried under renovation estimate
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp located at the Wentworth Street entrance. Ramp is constructed out of wood framing with composite decking and painted pipe rail handrails	If future building renovations trigger accessibility code or building code requirements, verify that the ramp is constructed to ADA requirements	3	ES	-	-	
5.	**Fire Department Access**							
	- Locations	No perimeter access roadway around the building. Building is accessible from North paved area of the site. Knox box is located at the school's Wentworth Street entrance. No fire hydrants located on the school site.	Create an accessible route through the perimeter chain link fence for fire department access	-	-	I	-	
6.	**Service Area**							
	- Paving Materials	Bituminous paving throughout in good to fair condition	Repave areas where cracking has occurred	2	ES	S	allow 1500 sf	

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SCHOOL NAME: **LeBlanc Therapeutic Day School**

DATE OF REVIEW: 08-06-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Loading Dock or Leveler	No loading dock or leveler. Deliveries made through Wentworth Street entrance and accessible ramp.	No action required	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One 10-yard dumpster.	No action required	-	-	-	-	
	- Protective Bollards	There are no protective bollards located near the delivery area.	No action required	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No designated playing field on school property.	No action required	-	-	-	-	
8.	**Fencing**							
	- Locations and Materials	Galvanized chain link fence at entire perimeter school site. Chain link fence is in good to fair condition	Replace broken areas of fencing.	2	ES	S	15 LF	
9.	**Site Topography**							
	- Characteristics	Site is relatively flat	No action required	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Deciduous type trees located along the south side of the school and parking lot area. Trees and bushes are well kept and trimmed. Grass areas with no plantings along the North, West or South sides of the building	No action required.	3	ES	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	No courtyard or exterior gathering spaces on site	No action required	-	-	-	-	

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SCHOOL NAME: **LeBlanc Therapeutic Day School**

DATE OF REVIEW: 08-06-2013

REVIEWER: EJ / LKR

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	No light pole fixtures within main parking lot area. Light sconces only adjacent to the entries.	See electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on north side; Gas: Yes, located on south side; Oil: N/A	No action required	-	-	-	-	
14.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	No photovoltaic panels are installed at this school.	No action required	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	No site furniture or accessories on this site	No action required	-	-	-	-	
	- Bicycle Racks	There are no bicycle racks on the school site	No action required	-	-	-	-	
	- Flagpoles	There is no flagpole on the school site	No action required	-	-	-	-	
16.	**Site Drainage**							
	- Ponding	No apparent site ponding issues	No action required	-	-	-	-	
	- Catch Basins	Catch basins located only adjacent to parking lot areas. Bituminous paved play area and perimeter road drained by run-off only	Clean catch basins as required	3	ES	S	-	Under maint. budget.

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: **LeBlanc Therapeutic Day School**

DATE OF REVIEW: 08-06-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Bio-retention area	No bio-retention area on site	No action required	-	-	-	-	
17.	**Irrigation System**	None						
18.	**Other Observations**	None						

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SCHOOL NAME: LeBlanc Therapeutic School

DATE OF REVIEW: 08-06-2013

Condition Legend	**Age Factor**	**Action Priority**
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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Multiple wythe brick bearing walls with precast water tables and window surrounds. Water infiltration and settlement cracks evident throughout the façade. Elevator addition split faced concrete masonry unit veneer.	Clean and repoint brick.	2	ES	S	11,000 SF	
2.	**Windows**							
	- Frame Materials	Replacement anodized aluminum window frames.	Replace window system.	1	OB	S	1,900 SF	
	- Glazing Type and Color	Plexiglass glazing, beige in color. Numerous areas the plexiglass has holes in the panels.	See above.	1	OB	S	incl. abv.	
	- Operable sash type and sash hardware	Hopper type lower windows with fixed windows above. Many window latches springs broken, thus window sashes do not remain closed.	See above.	1	ES	S	incl. abv.	
	- Storm Windows and Insect Screens	Insect screens installed on the exterior side of the window and appear in good condition.	See above.	3	ES	S	-	
	- Sills	Sloped precast sills. Many sills appear to be lacking proper flashing below, and there is evidence of water infiltration below sills	See above.	2	ES	S	incl. abv.	
	- Shades or Blinds	Pull down vinyl shades located at all windows. Most shades appear to be in good working order	Repair or replace broken window shades	3	ES	S	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	All entrances painted steel doors and frames. Many doors and frames require repainting and are rusted.	Replace rusted doors and door frames. Paint remaining doors and frames.	1	ES	S	(2) pair & (2) single	(See B.4)
	- Glazing Type and Color	Plate glass, plexiglass and metal panel infills.	Paint metal panel infills to avoid rusting or further weathering	2	ES	S	-	Under maint. budget.

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Condition Legend	**Age Factor**	**Action Priority**
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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good to fair condition	No action required	3	ES	-	-	
	- Power operators	No power operators at any exterior doorways	No action required	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	All entrances painted steel doors and frames. Many doors and frames require repainting and are rusted	Replace rusted doors and door frames. Paint remaining doors and frames.	1	ES	S	(2) pair & (2) single	(See B.3)
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good to fair condition	No action required	3	ES	-	-	
	- Overhead or Coiling Doors	No overhead doors	No action required	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Precast concrete cornices with painted aluminum roof edge overlapping the concrete cornices. Numerous areas show water infiltration through joints within precast cornice.	Rake out joints and reseal all horizontal and vertical joints within the precast cornice	2	ES	S	60 LF	
6.	**Sealants & Expansion Joints**							

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SCHOOL NAME: LeBlanc Therapeutic School

DATE OF REVIEW: 08-06-2013

Condition Legend	**Age Factor**	**Action Priority**
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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Sealants around windows appear recently installed and are in good to fair condition. No expansion joints are located within the building.	Rake out and replace failed sealants. Install sealants in between all non-similar materials	2	ES	S	200 LF	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat EPDM roofs over main building and boiler room are in poor condition. Flat roof over elevator shaft is in good condition.	Replace both high and low EPDM roofs.	1	OB	I	10,000 SF	
	- Roof edges and copings	Painted aluminum fascias, soffit/ overhangs and roof coping. Many areas the roof terminations installed with no termination bars, but adhered only to the precast cornices.	Repair or replace roof copings. Included in roof replacement.	2	ES	I	incl. abv.	
	- Walkway pads	There are no walkway pads on the roof	Included in roof replacement.	-	-	-	incl. abv.	
8.	**Skylights**	N/A	No action required	-	-	-	-	
9.	**Gutters and Downspouts**	N/A	No action required	-	-	-	-	
10.	**Exterior Stairs and Ladders**	N/A	No action required	-	-	-	-	
11.	**Areaways**	N/A	No action required	-	-	-	-	
12.	**Decorative Items or Features**	N/A	No action required	-	-	-	-	
13.	**Other Observations**	N/A	No action required	-	-	-	-	

DRAFT

SCHOOL NAME: LeBlanc Therapeutic School

DATE OF REVIEW: 07-19-2013

REVIEWER: EJ / LKR

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N - New/Recent	I - Immediate
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2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
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4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Aluminum storefront system at exterior doors, wood interior vestibule door frame, no vestibule doors. Terrazzo finish flooring with recessed entry mat. Stained wood paneling with painted plaster upper walls. Stairs are directly inside vestibule doors. Walls, flooring and ceilings all show normal wear.	No action required	2	2	2	2	ES	-		
2.	**Corridors**										
	- Finish Materials	Painted or glazed brick walls, VCT floors and ACT ceilings. Many glazed brick and painted walls show signs of water infiltration from the exterior side of the wall	Seal exterior walls to stop water infiltration. Repair and repaint damaged walls.	3	2-3	2	2	ES	S	10,000 SF	
	- Lockers	No lockers are installed within this school	No action required	-	-	-	-	-	-	-	
	- Transoms & Borrowed Lights	No transoms or borrowed lights within this school	No action required	-	-	-	-	-	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into each room off the corridors. classroom. No ratings or closers on all doors	No action required	-	-	-	2	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors are on magnetic hold-open and have automatic closers. All doors are two-hour fire rated with panic type hardware.	No action required	-	-	-	2	-	-	-	
	- Apparent rated corridor construction	The corridor walls are built to an estimated 1-hour rated construction assembly	No action required	-	-	-	-	-	-	-	
	- Wall Projecting Objects	Most wall projecting objects project lass than 4" from the wall, or are located less that 27' above the finished floor.	No action required	-	-	-	-	-	-	-	
	- Drinking Fountains	Drinking fountains project from the wall, yet do not meet current ADA requirements in regards to size and depths for the fountains themselves	If future building renovations trigger accessibility code or building code requirements, provide ADA compliant drinking fountain	-	-	-	-	-	-	-	Costs under renovation estimate.
3.	**Building Signage**										
	- Materials	Self adhered numbers on all door heads. No other signage located adjacent to doorways throughout the school	See item below.	-	-	-	-	OB	-	-	

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SCHOOL NAME: LeBlanc Therapeutic School

DATE OF REVIEW: 07-19-2013

REVIEWER: EJ / LKR

Condition Legend	Age Factor	Action Priority
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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	No ADA compliant signage.	See item below.	-	-	-	-	-	-	-	
	- Accessibility Compliance	No ADA compliant signage.	If future building renovations trigger accessibility code or building code requirements, provide room and way-finding signage in compliance w/ current ADA requirements.	-	-	-	-	-	-	-	Costs under renovation estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, terrazzo treads, painted bar steel guardrails, risers and handrails. Painted metal surfaces worn due to use.	Repaint all metal surfaces	-	-	-	2	ES	S	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	No projections at stair nosings. Stair risers are uniform in height.	No action required	-	-	-	-	-	-	-	
	- Guardrails (height, sphere)	Guardrail heights are 36". Handrail heights at 2'-10". Guardrail openings do not exceed a 4" sphere. Pickets within guardrails are vertical in orientation. Painted metal surfaces worn due to use.	Provide code compliant guardrails.	-	-	-	2	OB	S	4 flights	
	- Handrails (height, extensions, profile)	All handrails round and 1 1/2" diameter. No extensions at the top or bottom of stairs.	Provide code compliant handrails.	-	-	-	2	OB	S	incl. in above	
	- Landing Clearances	landing clearances are code compliant	No action required	-	-	-	-	-	-	-	
	- Minimum Headroom	Headroom clearances are code compliant	No action required	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	Storage below stairs and within stairwell shafts is present	Remove storage items from beneath the stairs	-	-	-	-	-	I	-	Under maint. budget.
5.	**Elevators & Lifts**										
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	Elevator walls plastic laminate and stainless steel, elevator floor VCT floor tile, elevator ceiling painted sheet steel. Cab size not gurney capable, but does conform to ADA minimum sizes. Elevator is a two-stop, 2,500 pound capacity elevator. All finishes within the elevator show normal wear.	No action required	-	-	-	3	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Chairlift Finish Materials, Platform Size, Clearances	No chairlifts are within this school	No action required	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors flush wood. Door frames, frames are hollow metal steel, painted. All show normal wear and tear	Refinish or replace damaged wood doors.	-	-	-	2	ES	S	-	Under maint. budget.
	- Door hardware	All interior door hardware knob type hardware and is not code compliant	If future building renovations trigger accessibility code or building code requirements, replace all door hardware with code compliant lever hardware	-	-	-	-	ES	-	-	Costs under renovation estimate.
	- Door widths & clearances	Corridor and classroom doors 3'-0" in width. Many doors into secondary rooms such as offices and storage areas vary in width, and narrower than 3'-0" in width.	If future building renovations trigger accessibility code or building code requirements, replace doors and frames where door widths are narrower than ADA requirements	-	-	-	-	-	-	-	Costs under renovation estimate.
	- Door Thresholds	Door thresholds vary in height throughout the building and exceed the maximum height of 1/2".	If future building renovations trigger accessibility code or building code requirements, replace all non-compliant door thresholds with ADA compliant thresholds	-	-	-	-	-	-	-	Costs under renovation estimate.
7.	**Kindergarten Classrooms**	None									
8.	**Kindergarten Bathrooms**	None									
9.	**General Purpose Classrooms**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: 4" high vinyl base, torn in various locations , wood floors and Plaster ceilings	All walls need patching and painting. Replace torn vinyl base. Sand and refinish floors where required.	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Sinks	No sinks are located within the classrooms of this school	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
10.	**Science Classrooms**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: 4" high vinyl base, torn in various locations , wood floors and Plaster ceilings	All walls need patching and painting. Replace torn vinyl base. Sand and refinish floors where required.	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	
	- Lab Benches	No lab benches within the science classrooms	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
11.	**Art Classrooms**										
	- Finish Materials	CMU and Concrete foundation walls, painted with multiple locations of water infiltration; 4" high vinyl base, torn in various locations; wood floors and Plaster ceilings	All walls need patching and painting. Replace torn vinyl base. Sand and refinish floors where required	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Painted non-manufactured shelving	No action required	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards. Artwork also mounted on walls	No action required	-	-	-	-	-	-	-	
	- Sinks	No sinks within the art classrooms	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
12.	**Technology Clsrms.**	None									
13.	**SPED Classrooms**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: 4" high vinyl base, torn in various locations , wood floors and Plaster ceilings. Ceramic tile backsplashes above kitchen cabinetry.	All walls need patching and painting. Replace torn vinyl base. Sand and refinish floors where required	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Wood veneer residential cabinetry and counters.	No action required	-	-	-	4	N	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	ES	-	-	
	- Sinks	Non-accessible residential type sink located within a residential type wood base cabinet	If future building renovations trigger accessibility code or building code requirements,furnish and install ADA accessible sink.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report	Costs under renovation estimate.
	- Kitchen & Laundry Appliances	Non-accessible residential type ranges and refrigerator	No action required	-	-	-	4	N	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
14.	**SPED OT/PT**	N/A	No action required	-	-	-	-	-	-	-	
15.	**SPED Tutorials**										
	- Finish Materials	There are no SPED Tutorials areas within this school	No action required	-	-	-	-	-	-	-	
	- Casework	There are no SPED Tutorials areas within this school	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	There are no SPED Tutorials areas within this school	No action required	-	-	-	-	-	-	-	
	- Sinks	There are no SPED Tutorials areas within this school	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	There are no SPED Tutorials areas within this school	No action required	-	-	-	-	-	-	-	
	- Audio-Visual & Interactive Systems	There are no SPED Tutorials areas within this school	No action required	-	-	-	-	-	-	-	
16.	**Specialized Clsrms. (Indicate Type)**	None									
17.	**Performing Arts - Auditorium**	None									
18.	**Performing Arts - Stage**	None									
19.	**Performing Arts - Music Rooms**	None									
20.	**Media Center**	None									
21.	**Gymnasium**	None									
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**	None									
24.	**Locker Rooms**	None									
25.	**Locker Area Bathrooms**	None									

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
26.	**Cafeteria**	None									
27.	**Kitchen & Servery**	None									
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: 4" high vinyl base, torn in various locations , wood floors and Plaster ceilings	All walls need patching and painting. Replace torn vinyl base. Sand and refinish floors where required	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	-	-	-	
	- Sinks	No sinks are located within the classrooms of this school	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
	Workstations (FF+E)	Freestanding tables and chairs, freestanding office partitions with tackable surfaces.	No action required	-	-	-	-	-	-	-	
29.	**Nurse & Health**	None									
30.	**Admin. Office Area**										
	- Finish Materials	single office area, GWB painted walls, 4" high vinyl base, VCT floor with ACT ceilings. Size of room limited, no accessibility clearances.	No action required	2	2	2	2	ES	-	-	
	- Casework	Single user desk and chair, file cabinets, loose table and chairs	No action required	-	-	-	2	ES	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Homosote type tack board material screwed to the wall surface.	No action required	-	-	-	-	-	-	-	
	- Entry Door Intercom	Doorbell with intercom and security camera at main entrance only. No remote electronic locks at the entry doors	No action required	-	-	-	3	ES	-	-	
	- Reception/Waiting	No reception/ waiting area due to single room office area	No action required	-	-	-	-	-	-	-	
	- Conference	No designated conference room area.	No action required	-	-	-	-	-	-	-	
	Workstations (FF+E)	Single user desk and chair, file cabinets, loose table and chairs	No action required	-	-	-	2	-	-	-	
31.	**Guidance & Psychology Office Area**	None									
32.	**SPED Office Areas**	None									
33.	**Student Toilets**										
	- Finish Materials	Painted plaster walls, 4" terrazzo base with terrazzo flooring and painted plaster ceilings. Many areas of walls have been patched and replaced to replace damaged wall areas.	Install durable wall surfaces within the student toilet room areas.	2	2	3	2-3	ES	S	650 sf	Provide CT wainscot
	- Toilet Partitions	Painted plywood partitions. Many partitions in poor condition.	Install durable toilet partitions within the student toilet room areas.	-	-	-	2	ES	S	(2) HC and (5) reg.	
	- Plumbing Fixtures	Sinks, water closets and urinals have been recently replaced.	No action required	-	-	-	3	ES	-	-	
	- Mirrors	No mirrors within the student toilet rooms.	It is assumed due to security reasons, mirrors are not installed in these toilet rooms.	-	-	-	-	-	-	-	
	- Accessories	Toilet tissue dispenser, toilet grab bars, paper towel dispenser, soap dispenser installed during a recent renovation of the toilet rooms, but locations and heights do not conform with MAAB	Reinstall toilet room accessories to MAAB heights.	-	-	-	3	ES	S	-	Under maint. budget.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Toilet tissue dispenser, toilet grab bars, paper towel dispenser, soap dispenser installed during a recent renovation of the toilet rooms, but locations and heights do not conform with ADA	Reinstall toilet room accessories to MAAB heights.	-	-	-	3	ES	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	painted plaster walls, randomly located ceramic tile wainscoting, epoxy painted flooring and base, painted plaster ceilings. All finishes show normal wear.	Renovate single user toilet rooms to MAAB/ADA standards.	2	2	2	2	ES	S	300 sf area total	
	- Toilet Partitions	None	No action required	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Residential type fixtures, not code compliant.	Renovate single user toilet rooms to MAAB/ADA standards.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Residential type mirrors, not code compliant.	Renovate single user toilet rooms to MAAB/ADA standards.	2	2	2	2	ES	S	incl. in reno.	
	- Accessories	Toilet tissue dispensers only	Renovate single user toilet rooms to MAAB/ADA standards.	2	2	2	2	ES	S	incl. in reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All staff toilet areas single toilet rooms, residential in scale and size, and do not meet MAAB/ADA requirements.	Renovate single user toilet rooms to MAAB/ADA standards. Verify whether accessible toilet room clearances can be provided at current locations.	2	2	2	2	ES	S	incl. in reno.	
35.	**Storage**										
	- Finish Materials	No designated storage areas within the building. Storage areas randomly located throughout the school.	No action required	-	-	-	-	-	-	-	
	- Built-In Storage	Built in wood shelving and recessed storage closets within typical classrooms. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
36.	**Mechanical & Service**										
	- Finish Materials	Painted brick bearing walls, painted concrete foundation walls, unfinished concrete slab on grade flooring, painted plaster ceiling. All finishes original to the building.	No action required	2	2	2	2	ES	-	-	
	- Sinks	Custodian Sink, pedestal mounted, in good working condition. Appears to have been replaced recently.	No action required	-	-	-	3	N	-	-	
	- Emergency Shower & Eyewash	No emergency shower or Eyewash within the custodial areas	No action required	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Random, unorganized built wood shelving. No lockable storage cabinets or fume venting.	If future building renovations trigger accessibility code or building code requirements, furnish and install fume venting at all chemical storage areas.	-	-	-	-	ES	-	-	Costs under renovation estimate.
	- Equipment Pads	4" high concrete equipment pads located underneath all mechanical equipment	No action required	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls such as light switches throughout the building are not at ADA accessible heights	If future building renovations trigger accessibility code or building code requirements, controls throughout the building would require relocation.	-	-	-	-	OB	-	-	Costs under renovation estimate.
38.	**Other Spaces**	None									

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LeBLANC THERAPEUTIC DAY SCHOOL

Date of Review: Friday, June 28, 2013.

D. Structural

1.	**Executive Summary:** Construction of the LeBlanc School (#06), located in the Belvidere neighborhood of Lowell, was completed in 1935. The facility is comprised of three stories, including a partly below grade First Floor, with a floor area of approximately 25,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1935 Age of Building: 78 years. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 2003 Structural Engineer: Engineers Design Group, Inc. Structural Dwgs: S0-1, S1-1, S2-1, S2-2. (March 26, 2003) - New elevator shaft and access ramps. Contractor: Name not available. Applicable Building Code: MA State Building Code - 6th Ed. (Feb 28, 1997)
4.	**Description of Structure:** The facility, originally know as the Oakland School, is comprised of three stories, including a partly below grade First Floor, with a floor area of approximately 25,000 square feet. Primary structural components include the following: concrete - strip and spread footings (possibly), and foundation walls; concrete slab on grade at First Floor; round metal interior columns at First Floor; exterior and interior brick bearing walls; wood roof joists with wood roof plank (possibly similar at floors as well); elevator shaft - reinforced CMU, structural steel, and steel roof deck. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction likely had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both exterior and interior unreinforced brick masonry bearing walls acting as shearwalls. Exterior brick bearing walls also serve as the exterior cladding.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
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1 - Poor - Failure Anticipated
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3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	North Brick Bearing Wall: A significant amount of efflorescence shows on the inside of this wall, along its full length. Whether this condition is due to wind driven rain and/or leakage through the roof at the parapet is not known. Water has apparently been infiltrating this structural bearing wall for some time - sometimes the symptoms apparently present as a "waterfall." Over time this will have a deleterious effect on the structural integrity of the wall. Provide an allowance for a masonry repair procedure.			**0**	**I**
	b.	One-story Building Element on North Side: This partly above-grade and partly below-grade structure appears to have a number of cracks in the exterior brick and stonework, possibly due to the infiltration of water and subsequent freezing and thawing action. The exterior walls of this structure are bearing walls which will continue to deteriorate if left unattended. Provide an allowance for an appropriate masonry repair procedure.			**2**	**S**
	c.	Roofs: Evidence of staining in the ceilings under the roof. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could represent a potential hazard in terms of exceeding the structural load carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

LEBLANC SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
FIRE PROTECTION								
1.	**Cross Connection Prevention**	There is no Sprinkler System in the building however there are two fire hose cabinets near the stairwells on each floor fed off the domestic water system. No backflow preventer was noted on the water feed to the hose cabinets.	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.		REJ
2.	**Type of Sprinkler System**	No Sprinkler System.	N/A	N/A	L	Recommend building be fully sprinklered including attic.		REJ
3.	**Special Systems**	No Sprinkler System.	N/A	N/A	N/A			REJ
4.	**Misc Fire Protection**	No Sprinkler System.	N/A	N/A	N/A			REJ
5.	**Sprinklers**	No Sprinkler System.	N/A	N/A	N/A			REJ
PLUMBING								
1.	**Cold Water System**	Domestic water service enters the main mechanical room and is 3". Service includes a meter with remote reader. The meter is supported by a stack of conrete blocks. There is a reduced pressure backflow preventer at the incoming service however there is no floor drain to catch the relief valve discharge. Some water piping is threaded steel pipe and other pipe copper tubing with sweat joints. No water piping that was visible is insulated.	1	OB	S	Building is overdue for a major rehab. Replace all piping, valves, and insulate piping. Upsize water service and provide pressure reducing valves as pressure is 100 PSI		REJ

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water for the building is generated by an atmospheric gas fired storage type water heater. The heater has an input of 40,000 BTUH and 40 gallons storage. There is no master mixing valve, expansion tank, or recirculation system.	1	OB	S	Provide a domestic hot water recirculation system, master mixing valve, and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease.		REJ
3.	**Sanitary Waste and Vent System**	Piping where visible is extra heavy or service weight cast iron bell and spigot type. In areas of new work, piping is cast iron with no-hub 4 band stainless steel couplings. When there is heavy rain the waste backs up in the drinking fountains on the lowest floor.	2	OB	S	Piping is functional but aged. Camera inspect for condition and pitch prior to reusing in a major upgrade. The basement backup during rain indicates the storm and sanitary are combined and must be separated and a backwater valve installed on the sanitary.		REJ
4.	**Storm Drain System**	Piping where visible is extra heavy or service weight cast iron bell and spigot type. The roof is flat with small beehive type roof drains. Several strainers are missing. One drain is blocked and the water is ponding on the roof.	0	OB	S	Replace insert type roof drains with standard type roof drains.		REJ

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Plumbing fixtures are a mixture of original fixtures with some newer fixtures and faucets. Water closets are floor mounted, exposed manual flush valves, not water savers. Urinals are projecting type (probably replacement fixtures)with exposed manual flush valves, not water savers. Lavatories are wall hung, backsplash with 4" centerset faucets with lever or knob handles or newer metering faucets. One newer stainless steel counter type sink with deck mounted faucet was noted . Janitor sinks are a mixture of plastic basins set on angle steel legs with centerset deck mounted faucet with swing spout and screw on vacuum breaker and a cast iron rolled rim sink with back mounted faucet with vacuum breaker. Drinking fountains are small all stainless steel with button push operators.	1	OB	S	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures in remodeled toilet rooms. Replace all floor drains.		REJ
6.	**Natural Gas**	The building is serviced with natural gas. Gas meter is on exterior of building. Gas supplies boilers and water heater. Piping is black steel with welded and threaded joints depending upon pipe size.	3	ES	N/A	None		REJ
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by a low pressure steam boiler which was installed in 2010. The boiler was manufactured by Weil McLain Model 88 Series. The boiler has a Power Flame burner with a capacity of 2396 MBH input. There is a boiler feedwater and single condensate pump receiver located adjacent to the boiler. There is two combustion air duct openings, one high and one low and there is an electronic damper and actuator associated with it. Breeching for the boiler system is a common vent and is constructed with what appears to be galvinized sheet metal is insulated with what appears to be fiberglass insulation and covered with PVC jacket. The breeching system exits the building into a masonry chimney.	2,3	N	L	Consider upgrading heating system to hot water heating. Until such time, continue steam boiler and condensate system maintenance.	  	LV
2.	**Cooling Plant**	The Building is not Air Conditioned.	N/A	N/A	N/A			LV
3.	**Air Handling Unit Systems**	There is one indoor air handler which is equipped with a steam coil, supply fan, filter section and outside air connection. This unit provides heating and ventilation to the multipurpose room and Stage area, as well as other rooms on the basement level. This unit however is not operating and is not functional, the supply fan does not have a belt installed. Without this unit operating these spaces do not have any ventilation air, which is not code compliant.	1	OB	S	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air durring occupied times.	 	LV

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	The building is heated through the use of cast-iron steam radiators, fin tube radiation and fan coils. The majority of steam radiators have self contained thermostatic radiator valves. Majority of the equipment in the building appears original, is in poor condition, well beyond their expected useful service life and in need of replacement. The fan coils located in the classrooms are provided with supply fans, filters, steam coils and outside air connection. However these fan coils are not operating and appear to be having functional issues. Therefore these spaces do not have any ventilation air associated with them except for operable windows. Ventilation air is a major concern during the heating season at times when the windows cannot (or should not for energy conservation purposes) be opened.	1	OB	S	It is recommended that the entire system is converted to hot water and fin tube radiation utilized as its main heat source. The fan coils should be replaced or removed and a mechancial ventilation system installed to ensure occupants are provided with the proper amount of ventilation air as required by code.	  	LV
5.	**Exhaust Systems**	There are two motor driven roof mounted exhaust fans located on opposite ends of the building. These fans are utilized for bathroom exhaust and travels down through all levels and terminates in the lower level bathroom. One of the two fans are not operating, it appears that the motor has failed. There is also three wind driven turbines which are asssociated with natural ventilation shafts, these shafts travel from the upper level to the lower level.	1	OB	I	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements. The non-operational fan should be replaced.	 	LV
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping are routed exposed in occupied areas and have damaged insulation or are un-insulated. The main steam and condensate piping in the boiler room appears to have been installed recently as part of the recent boiler replacement project and appears to be in good condition.	1	OB	S	The building steam heating system should be considered for replacement and conversion to a hot water heating system. Steam and condensate piping sections will need to continually be maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis.	 	LV

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building heating boiler plant system is controlled by a Talon DDC front-end ATC controller that is connected to a city wide energy management system. All of the cast iron radiators and fin tube radiation is controlled through a thermostatic control valve which provides occupant temperature control.	1,2	OB	S	Consider upgrading building to full DDC control system. The current sensors and boiler plant controls being monitored by the city is functioning however, comfort levels within the building vary based on location within the building and overall is minimizing system efficentcy.	 	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 800Amps 120/208V 3phase 4wire and is in good condition. The main distribution panel (MDP) with 800A MCB is manufactured by Square D and is located in the basement. The Utility Co. meter is located outside at the utility transformer.	3	ES	N/A	The service was installed in 2003 to accommodate the new elevator.	 	AD
2.	**Distribution System**	The subpanels are in poor condition. They are located in public areas surface mounted. Circuits are not segregated by load type. There is no TVSS provided in the main distribution panel (MDP).	2	ES	S	Circuitry should be segregated by load type. Panels for computer loads should be provided with integral TVSS to protect sensitive electronics.	 	AD
3.	**Branch Circuits**	Quantity of branch circuits are low original outlets are minimal and in poor condition, however new outlets have been added as needed for technology equipment in surface raceway. Installations vary depending on when they were installed.	2	ES	S	New receptacles should be installed. The receptacles should be located so that each wall has a receptacle and each workstation has a double duplex receptacle.		AD

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting was upgraded 2 1/2 years ago, all fixtures have been replaced with fluorescent type fixtures with T8 lamps electronic ballasts. Classroom lighting consists of pendant wraparound fixtures with fluorescent lamps. Also corridors consists of 1'x4' wraparound fixtures with fluorescent lamps. The fixtures contribute a substantial amount of glare.	3	OB	S	The interior lighting is generally outdated. Classroom would benefit from system of indirect suspended luminaires with T5 high output lamps with electronic ballasts.	 	AD
5.	**Exterior Lighting**	Utility pole mounted HID Floods connected to the street light circuit controlled by a photocell.	2	OB	S	A recommendation would be to install building mounted LED energy efficient fixtures that would also be dark sky compliant since the school is located in a dense residential area.		AD
6.	**Emergency Power**	N/A	N/A	N/A	L	We would recommend an emergency generator be installed.		AD
7.	**Life Safety (Lighting)**	Emergency lighting is accomplished by battery units and exit signs are self contained.	2	ES	S	Additional emergency lighting should be added in locations that are lacking and all non-lit exit signs should be replaced with new self contained exit signs.	 	AD

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Life Safety (Fire Alarm)**	The fire alarm system was code compliant when installed. The main control panel is FCI 7200.	3	ES	S	The fire alarm system is operational. Also, the custodian reported that all the rescue assistance push for help buttons are not working. The system needs to be tested immediately by an authorized manufacturer technician.	  	AD

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system (Aiphone) for the main entrance with a monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion and CCTV with web access.	  	AD
10.	**Communication / Clock System**	The paging system is operational however is beyond is serviceable life. The paging system is manufactured by Bogen Model MCP35. The existing clocks are battery operated.	2	OB	S	Clock system should be replaced with a wireless master clock system and wireless secondary clocks. Paging system should be replaced with a new system with new speakers and head end with integration to the telephone system.	 	AD

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		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	Data wiring is Cat 5 and has been added as required to serve the technology needs. Classrooms typically have 5 data drops and minimal A/V.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed.		AD

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27 Molloy Alternative School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Relatively flat site; Located within a dense residential neighborhood
- Tight building site; buildable area to North of the building.
- No designated bus or car drop off areas.
- Paved area on all areas of the site.

Surfaces and Features:

- Concrete sidewalks at entry appear original and in poor condition. Bituminous paving surfaces and sidewalks around building perimeter are in fair to poor condition. Entire site is bituminous paving.
- Paved play area to the West of the school building
- Granite curbing along perimeter sidewalk around site in fair to poor condition.
- No real landscaping design or plantings on site
- Ponding on low areas of paving around building occurs during rains

Building Exterior

Exterior Wall

- Plexiglass window panel infills throughout the building. Windows operational.
- All exterior doors replaced. Remaining doors steel and rusting. Door closers on exterior doors do not work properly.
- Exterior brick shows settling cracks and efflorescence due to water infiltration.

Roof:

- Ballasted EPDM roof, painted white, unknown age.
- Exterior brick appears relatively intact with no major settlement of efflorescence. Freestanding brick walls adjacent to main entry stairs have deteriorated due to water infiltration and/or vandalism
- Roof drains clear and free of debris. No standing water on roof surface
- All rooftop ventilation units need repair

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Summary Narrative

Building Interior

Finishes:

- Corridor walls built with plaster walls and wood chair rail and need patching and painting due to use.
- Classroom and office walls all plaster and need patching and repainting due to use.
- Ceilings in school primarily plaster on upper floors, waffle type concrete floor deck ceilings in lowest floor, with many locations damaged due to water damage
- VCT in corridors fair to good condition, although many tiles appear to be hazardous type of material
- Wood floors in classroom and office areas in fair condition
- Exposed electrical conduits throughout the building due to electrical upgrades
- Steam piping exposed to students using the facility. Insulation torn and friable
- Concrete flooring in toilet rooms in fair to good condition

Openings:

- Interior wood doors are in fair condition. Interior door hardware knob type handles, not lever hardware.
- Hollow metal door and window frames show normal wear.
- Magnetic hold open devices at stairs not working, nor connected to the building fire alarm system
- No signage adjacent to door openings.

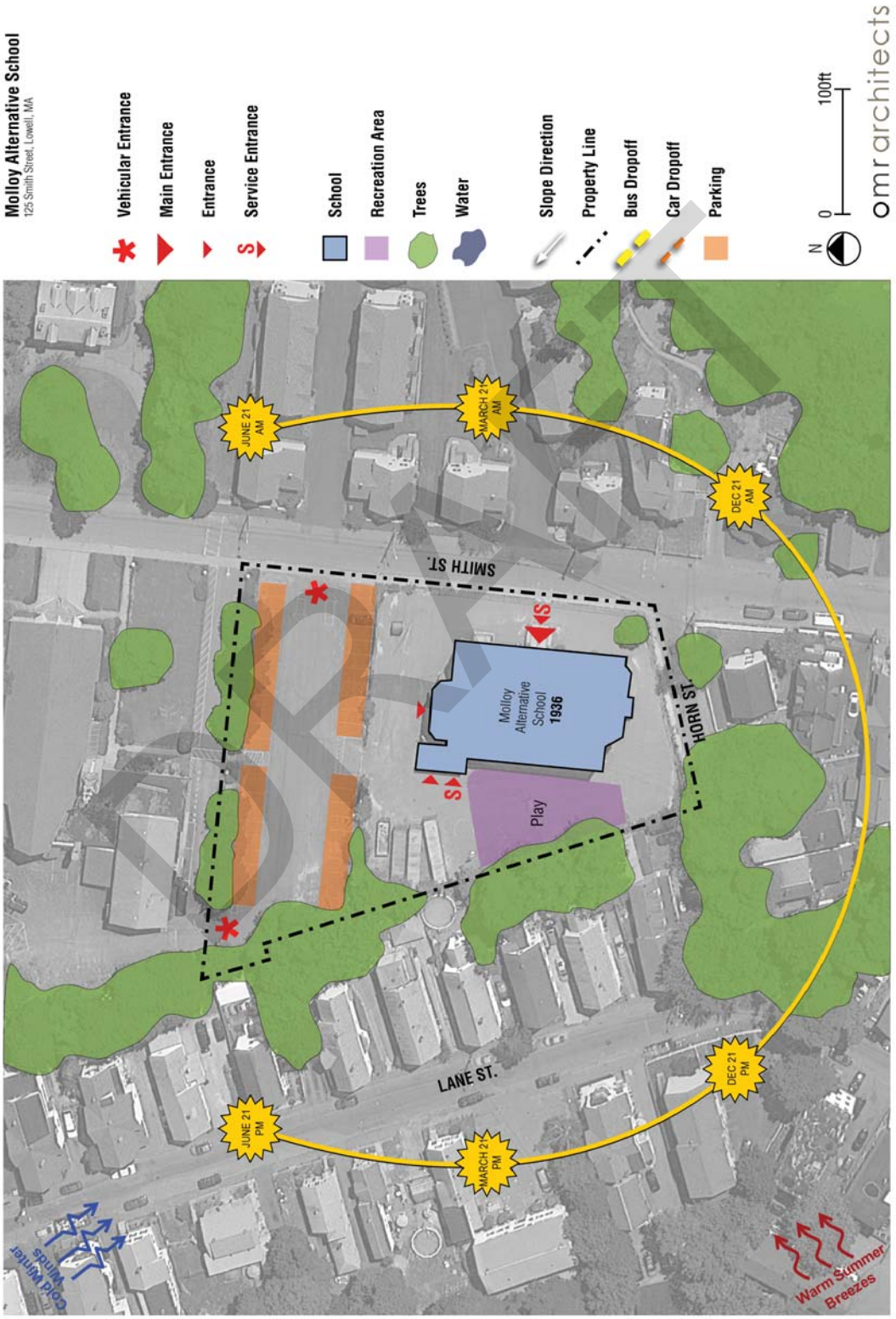
Vertical Circulation:

- No elevator is within this building
- Stairs handrails and guardrails do not meet current building code requirements in terms of height or allowable openings and should be painted if retained
- All exterior doors inaccessible due to stairs or non-compliant ramps leading to such entrances.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



View of non-accessible main entrance to school.



View of typical failing Kalwall window system.



View at service/boiler room entrance.



View of exterior wall at back of building.



View of deteriorating plywood enclosure.



View of south end of building.

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Photographs



View of failing roof membrane over boiler room.



View of organic growth at ceiling in storage room off stairway.



View of typical classroom with ACT ceiling.



View of typical damage to plaster wall at radiator.



View of typical classroom.



View of typical classroom with ceilings open to floor structure.

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Photographs



View in basement at former stage currently used for storage.



View of kitchen space at cafeteria space in basement.

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General Building Information

SCHOOL NAME	**Molloy Alternate School**
SCHOOL ADDRESS	125 Smith Street, Lowell, MA 01851
SERVING GRADE LEVELS	9 through 10
NUMBER OF STUDENTS	approx. 50 (2012-13 school year)
NUMBER OF STAFF	approx. 20 (2012-13 school year)
ORIGINAL CONSTRUCTION	1936
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**52,288**
SITE AREA FOR BUILDINGS	7,000
SITE AREA FOR PAVING	45,288
SITE AREA FOR PLAYFIELDS	0
SITE AREA FOR OPEN SPACE	0
ZONING DESIGNATION	TMF - Traditional Neighborhood Multi-Family
NEIGHBORHOOD	Highlands

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	no docum. available	E	approx. 20,500	3 stories	none
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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REVIEWER: EJ / LKR

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entrance located on the South side of the school, off of Smith Street. Main entrance not accessible due to stairs. Side entrances at the east and west of the building primarily stair egress doors, which are not accessible due to stairs. Doors have been recently replaced and are painted steel doors within recently replaced aluminum door frames	No action required	2	N	-	-	
	- Connection to accessible route and accessibility	All entrances are not accessible due to stairs either at the exterior side or interior side of each door.	At least one entrance to be made accessible via a ramp. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	1	OB	S	allow for 1 entry modify.	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking areas located to the North and West sides of the school. No parking striping or organized layout. Paving is bituminous with normal cracks and joints. Site is accessible by vehicle through an adjacent parking lot owned by a neighboring church	Provide parking striping for organized parking layout. If future renovations trigger accessibility code or building code requirements, provide handicapped accessible parking areas.	2	ES	S	-	Under maint. budget.
	- Curbing Materials and Wheel Stops	Curbing is granite around perimeter of site along city sidewalks. There is no curbing or wheel stops within the site itself	Granite curbing owned by the city. No action required.	1	ES	S	-	
	- Number and size of spaces by type (typical, accessible)	No organized parking lot layout or striping. No handicapped accessible parking spaces.	Provide parking striping for organized parking layout, including handicapped accessible parking areas	1	OB	L	-	Under maint. budget.

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Parking striping	Non-existent	Provide parking striping for organized parking layout, including handicapped accessible parking areas	2	ES	S	-	Under maint. budget.
	- Accessible Parking Signage	No accessible parking signage	If future renovations trigger accessibility code or building code requirements, provide accessible parking signage.	-	-	-	-	Costs carried under renovation estimate
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	No designated bus or car drop-off area on site. Currently mini-bus drop-off located on Wentworth Avenue.	Create separate car and bus drop-off within school site, not on public street	-	-	-	-	
	- Car and Bus Separations	No designated car or bus drop-off areas on site.	Create separate car and bus drop-off within school site, not on public street	-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	Single crosswalk across Smith Street in front of school's main entrance.	No action required	2	ES	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Traffic Markings and Traffic Signage	No traffic markings of signage on site	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-	-	
	- Walkway Materials	All walkways on site are concrete. Most walks show normal wear with cracks and vegetation between cracks.	Repair walkways where cracks create tripping hazards.	3	ES	S	200 SF	
	- Curb Cuts and Detectable Warning Strips	No curb cuts on site. No detectable warning strips	If future building renovations trigger accessibility code or building code requirements, furnish and install curb cuts and detectable warning strips at all crosswalks and car/bus drop-off areas	-	-	-	-	Costs carried under renovation estimate
	- Pedestrian Ramp Locations and Materials	No pedestrian ramps on site	No action required	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	No perimeter access roadway around the building. Building is accessible from North paved area of the site. No knox box on the building. No fire hydrants located on the school site. Fire alarm pull is located adjacent to the Smith Street entrance	If future building renovations trigger accessibility code or building code requirements, create an accessible route through the perimeter chain link fence for fire department access.	-	-	-	-	
6.	**Service Area**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Paving Materials	Bituminous paving throughout in good to fair condition	Repave areas where cracking has occurred.	2	ES	S	20000 sf asphalt	
	- Loading Dock or Leveler	No loading dock or leveler. Deliveries made through stair doorway on the North side of the building adjacent to the church parking lot	No action required	-	-	-	-	
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One 10-yard dumpster.	No action required	-	-	-	-	
	- Protective Bollards	There are no protective bollards located near the delivery area.	No action required	-	-	-	-	
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	No designated playing field on school property.	No action required	-	-	-	-	
8.	**Fencing**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	Galvanized chain link fence at entire perimeter school site. Chain link fence is in good to fair condition	Replace or repair broken areas of fencing.	2	ES	S	50 lf	
9.	**Site Topography**							
	- Characteristics	Site is relatively flat	No action required	-	-	-	-	
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Little to no landscaping within the site. The site is covered in its entirety with bituminous paving	No action required.	3	ES	-	-	
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	No courtyard or exterior gathering spaces on site	No action required	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	No light pole fixtures within main parking lot area. Light sconces only adjacent to the entries. See entry under the electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Water, Sanitary, Electricity, & Telecom: Yes; Transformer: Yes, located on north side; Gas: Yes, located on south side; Oil: N/A	No action required	-	-	-	-	
14.	**On-Site Renewable Energy Sources**	N/A	No action required.	-	-	-	-	
15.	**Site Furniture & Accessories**	N/A	No action required.	-	-	-	-	
16.	**Site Drainage**							
	- Ponding	No apparent site ponding issues	No action required	-	-	-	-	
	- Catch Basins	Catch basins located only adjacent to parking lot areas. Bituminous paved play area and perimeter road drained by run-off only	Clean catch basins as required.	3	ES	S	-	Under maint. budget.
	- Bio-retention area	No bio-retention area on site	No action required	-	-	-	-	
17.	**Irrigation System**	None						
18.	**Other Observations**	None						

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Multiple wythe brick bearing walls with precast water tables and trim. Water infiltration and settlement cracks evident throughout the façade. Small stairway access enclosure clad in painted plywood over clapboard siding.	Clean and repoint brick. Replace exterior walls at boiler room exit enclosure.	2	ES	S	10000 sf brick, 300 sf encl.	
2.	**Windows**							
	- Frame Materials	Replacement anodized aluminum window frames in poor condition.	Replace window system.	1	OB	S	1,600 SF	
	- Glazing Type and Color	Plexiglass glazing, beige in color. Numerous areas the plexiglass has holes in the panels.	See above.	1	OB	S	incl. in above	
	- Operable sash type and sash hardware	Hopper type lower windows with fixed windows above. Many window latches springs broken, thus window sashes do not remain closed.	See above.	1	ES	S	incl. in above	
	- Storm Windows and Insect Screens	Insect screens installed on the exterior side of the window and appear in good condition.	See above.	3	ES	S	incl. in above	
	- Sills	Sloped precast sills. Many sills appear to be lacking proper flashing below, and there is evidence of water infiltration below sills	See above.	2	ES	S	incl. in above	
	- Shades or Blinds	Pull down vinyl shades located at all windows. Most shades appear to be in good working order	Repair or replace broken window shades	3	ES	S	-	Under maint. budget.
3.	**Entrance Systems**							
	- Frame Materials	Doors have been recently replaced and are painted steel doors within recently replaced aluminum door frames	No action required	2	ES	-	-	
	- Glazing Type and Color	Plate glass, plexiglass and metal panel infills.	Paint metal panel infills to avoid rusting or further weathering.	2	ES	S	-	Under maint. budget.

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required	-	-	-	-	
	- Entry door hardware	aluminum pull, exit device, door closer appear in good to fair condition	No action required	3	ES	-	-	
	- Power operators	No power operators at any exterior doorways	No action required	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Doors have been recently replaced and are painted steel doors within recently replaced aluminum door frames	No action required	2	ES	-	-	
	- Door widths & clearances	3' x 7' (typical) and code compliant	No action required	-	-	-	-	
	- Door hardware	aluminum pull, exit device, door closer appear in good to fair condition	No action required	3	ES	-	-	
	- Overhead or Coiling Doors	No overhead doors	No action required	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Painted aluminum roof edge, wood corniced overhangs over stair entrances. Roof edging appears to be in good to fair condition. Wood cornices need to be repainted	Finish sand and repaint wood cornice and trim over stair entrances.	2	ES	S	-	Under maint. budget.
6.	**Sealants & Expansion Joints**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Sealants around windows appear recently installed and are in good to fair condition. No expansion joints are located within the building.	Rake out and replace failed sealants. Install sealants in between all non-similar materials.	2	ES	S	1000 lf allow	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat roof areas EPDM roofing. Roof drains clogged in many areas. Areas of roof ponding evident due to roof discoloration and apparent overflow onto low walls below. Roof over boiler room exit enclosure is failing.	New EPDM roofs at low areas.	1-2	ES	I	6000 SF	
	- Roof edges and copings	Painted aluminum roof edge, wood corniced overhangs over stair entrances. Roof edging appears to be in good to fair condition. Wood cornices need to be repainted	Finish sand and repaint wood cornice and trim over stair entrances	2	ES	S	-	Under maint. budget.
	- Walkway pads	There are no walkway pads on the roof	No action required	-	-	-	-	
8.	**Skylights**	N/A	No action required	-	-	-		
9.	**Gutters and Downspouts**	N/A	No action required	-	-	-		
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Painted steel access stairs on the north side of the building leading up to a mezzanine office area. Railings and stairs appear recently painted.	No action required	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	cast-in-place concrete areaway down to lower basement area, with rusted pipe rail guardrails at areaway perimeter.	Replace guardrails.	-	-	L	25 LF	
	- Drainage	Drainage appears adequate as no standing water or concrete discoloration observed	No action required	-	-	-	-	
12.	**Decorative Items or Features**	N/A	No action required	-	-	-	-	
13.	**Other Observations**							

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Aluminum storefront system door frame, painted plaster walls and ceilings, painted concrete stair risers and treads. Stairs are directly in front of exterior doors with no landing.	If future building renovations trigger accessibility code or building code requirements, furnish and install non-slip stair surface materials, create larger landing at top and bottom of stairs.	1	2	2	2	ES	-	-	Costs under renovation estimate.
2.	**Corridors**										
	- Finish Materials	Painted plaster walls, wood chair rail with wood base, polyurethaned wood floors, painted plaster ceilings.	No action required	3	2	2	2	ES	-	-	
	- Lockers	2-tier metal lockers installed within the basement area of the school. Lockers appear to have been recently installed.	No action required	-	-	-	4	N	-	-	
	- Transoms & Borrowed Lights	No transoms or borrowed lights within this school	No action required	-	-	-	-	-	-	-	
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Typical classroom door swings into each room off the corridors. classroom. No ratings or closers on all doors	No action required	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire doors into stairways are not on magnetic hold-open and have automatic closers. All doors are hollow metal with panic type hardware. Glass in these doors exceed maximum openings for stairs.	No action required	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	The corridor walls are built to an estimated 1-hour rated construction assembly	No action required	-	-	-	-	-	-	-	
	- Wall Projecting Objects	Most wall projecting objects project lass than 4" from the wall, or are located less that 27' above the finished floor.	No action required	-	-	-	-	-	-	-	
	- Drinking Fountains	Drinking fountains project from the wall, yet do not meet current ADA requirements in regards to size and depths for the fountains themselves. Fountains located in stairways, non-accessible.	If future building renovations trigger accessibility code or building code requirements, provide ADA compliant drinking fountain.	-	-	-	-	-	-	-	Costs under renovation estimate.
3.	**Building Signage**										
	- Materials	Laminated paper printed signage at door heads of each room.	No action required	-	-	-	OB	-	-	-	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Code Required	Provide ADA compliant signage at all rooms	See item below.	-	-	-	-	-	-	-	
	- Accessibility Compliance	Provide ADA compliant signage at all rooms	If future building renovations trigger accessibility code or building code requirements, provide ADA compliant signage at all rooms	-	-	-	-	-	-	-	Costs under renovation estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Concrete filled metal pan stairs, rubber stair treads and risers, painted bar steel guardrails, wood top handrail. Painted metal surfaces and wood handrail worn due to use.	Refinish all metal surfaces.	2	-	-	2	ES	S	-	Under maint. budget.
	- Tread & Riser Height Uniformity & Nosing Compliance	Projections at stair nosings. Stair risers and treads are uniform in height.	Provide fillers as required at stair risers to eliminate stair nosings.	-	-	-	-	-	S	4 flights	
	- Guardrails (height, sphere)	Handrail is top of guardrail at 3'-0", and is non-continuous. Guardrail openings do not exceed a 4" sphere. Pickets within guardrails are vertical in orientation. Painted metal surfaces worn due to use.	Install code compliant guardrail that is continuous.	-	-	-	2	ES	S	incl. in above	
	- Handrails (height, extensions, profile)	Handrail is top of guardrail at 3'-0", and is non-continuous. No extensions at the top or bottom of stairs.	Replace handrails with code compliant handrails.	-	-	-	2	ES	S	incl. in above	
	- Landing Clearances	landing clearances are code compliant, matching the widths of the adjacent stairs.	No action required	-	-	-	-	-	-	-	
	- Minimum Headroom	Headroom clearances are code compliant	No action required	-	-	-	-	-	-	-	
	- Presence of Storage Beneath	Storage below stairs and within stairwell shafts is present	Remove storage items from beneath the stairs	-	-	-	-	-	I	-	Under maint. budget.
5.	**Elevators & Lifts**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	There is no elevator within this school	Furnish and install an elevator for handicapped access within this school.	-	-	-	-	-	L	one 3-stop elevator & shaft encl.	
	- Chairlift Finish Materials, Platform Size, Clearances	No chairlifts are within this school	No action required	-	-	-	-	-	-	-	
6.	**Interior Doors & Sidelights**										
	- Materials	Interior doors flush wood. Door frames, frames are hollow metal steel or wood frame, painted. All show normal wear and tear	Refinish or replace damaged wood doors.	-	-	-	2	ES	S	-	Under maint. budget.
	- Door hardware	All interior door hardware knob type hardware and is not code compliant	If future building renovations trigger accessibility code or building code requirements, replace all door hardware with code compliant lever hardware	-	-	-	-	ES	-	-	Costs under renovation estimate.
	- Door widths & clearances	Corridor and classroom doors 3'-0" in width. Many doors into secondary rooms such as offices and storage areas vary in width, and narrower than 3'-0" in width	If future building renovations trigger accessibility code or building code requirements, replace doors and frames where door widths are narrower than ADA requirements	-	-	-	-	-	-	-	Costs under renovation estimate.
	- Door Thresholds	Door thresholds vary in height throughout the building and exceed the maximum height of 1/2"	If future building renovations trigger accessibility code or building code requirements, replace all non-compliant door thresholds with ADA compliant thresholds	-	-	-	-	-	-	-	Costs under renovation estimate.
7.	**Kindergarten Classrooms**	None									
8.	**Kindergarten Bathrooms**	None									
9.	**General Purpose Classrooms**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: VCT and strip wood flooring, wood base and Plaster ceilings. Wood work appears original with little to no maintenance.	All walls need patching and painting.	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	2	ES	-	-	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	-	-	-	
	- Sinks	No sinks are located within the classrooms of this school	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
10.	**Science Classrooms**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: VCT flooring, wood base and Plaster ceilings. Wood work appears original with little to no maintenance.	All walls need patching and painting.	2	2	2	2	ES	S	-	Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	
	- Lab Benches	No lab benches within the science classrooms	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
11.	**Art Classrooms**	None									
12.	**Technology Clsrms.**	None									
13.	**SPED Classrooms**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Painted plaster walls which require painting due to age and use: VCT and strip wood flooring, wood base and Plaster ceilings. Wood work appears original with little to no maintenance.	All walls need patching and painting. Refinish all wood trim and base.	2	2	2	2	ES	S	-	Paint & patch under maint. budget. Allowance for wood.
	- Casework	Built in wood shelving and recessed storage closets. Wood veneer residential cabinetry and counters.	Refinish all wood trim and base	-	-	-	4	N	-	-	Under maint. budget.
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	ES	-	-	
	- Sinks	No sinks within the SPED classrooms	No action required	-	-	-	-	-	-	-	
	- Kitchen & Laundry Appliances	No kitchen & laundry appliances within the SPED classrooms	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect: perpendicular to the teaching wall	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
14.	**SPED OT/PT**	No dedicated SPED OT/PT area.									
15.	**SPED Tutorials**	No dedicated SPED tutorials.									
16.	**Specialized Clsrms. (Indicate Type)**	No specialized classrooms.									
17.	**Performing Arts - Auditorium**	No dedicated auditorium.									
18.	**Performing Arts - Stage**	No dedicated stage.									
19.	**Performing Arts - Music Rooms**	No dedicated music rooms.									
20.	**Media Center**	No dedicated media center.									
21.	**Gymnasium**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	There is no designated gymnasium within this school. There is a basement room used as an activity area containing table-top games.	No action required	-	-	-	-	-	-	-	
22.	**Natatorium**	None									
23.	**Weight Room / Exercise Room**	None									
24.	**Locker Rooms**	None									
25.	**Locker Area Bathrooms**	None									
26.	**Cafeteria**										
	- Finish Materials	Painted plaster, brick and concrete foundation walls. VCT flooring with 4" high vinyl base. Coffered concrete floor deck ceiling.	Paint all interior surfaces	2	2	3	2	ES	S	-	Under maint. budget.
	- Casework	There is no cafeteria within the school cafeteria	No action required	-	-	-	-	-	-	-	
	- Visual Display Surfaces	There are no visual display surfaces within the cafeteria. Posters or other visuals are adhered to the finish walls	Furnish and install visual display surfaces as required.	-	-	-	-	-	S	-	Under maint. budget.
	- Sinks	There are no sinks within the cafeteria	No action required	-	-	-	-	-	-	-	
	- Drinking Fountains	There are no drinking fountains within the cafeteria	No action required	-	-	-	-	-	-	-	
	- Acoustical Treatments	There are no acoustical treatments within the cafeteria	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant strip fluorescent light fixtures	No action required	-	-	-	3	N	-	-	
27.	**Kitchen & Servery**										
	- Finish Materials	Painted plaster, brick and concrete foundation walls. VCT flooring with 4" high vinyl base. Coffered concrete floor deck ceiling. Built-in painted wood shelving and countertops	Paint all interior surfaces	2	2	3	2	ES	S	-	Under maint. budget.

DRAFT

SCHOOL NAME: Molloy Alternative School

DATE OF REVIEW: 07-19-2013

REVIEWER: EJ / LKR

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Reqd.	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		
4 - Excellent - New		

C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Overhead or Counter Doors	Painted plywood swing doors between the kitchen and cafeteria areas. Pass-through doors above painted wood shelving and countertops	Paint all interior surfaces	-	-	-	2	ES	S	-	Under maint. budget.
	- Serving Line Circulation Pattern	There is no serving line set-up within this kitchen. There is a pass-through window between the kitchen and cafeteria areas.	No action required	-	-	-	-	-	-	-	
	- Equipment Visual	stainless steel low refrigerator and freezer only. This kitchen is considered only a serving type of kitchen.	Clean and maintain all kitchen appliances as required.	-	-	-	2	ES	S	-	Under maint. budget.
28.	**Teacher Workroom & Staff Areas**										
	- Finish Materials	Painted plaster walls which require painting due to age and use: 4" high vinyl base, torn in various locations , wood floors and Plaster ceilings	All walls need patching and painting. Replace torn vinyl base.	2	2	2	2	ES	S		Under maint. budget.
	- Casework	Built in wood shelving and recessed storage closets. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	
	- Visual Display Surfaces	Aluminum framed tack boards and aluminum framed marker boards.	No action required	-	-	-	-	-	-	-	
	- Sinks	No sinks are located within the classrooms of this school	No action required	-	-	-	-	-	-	-	
	- Light Fixture Types and Layout	Pendant direct- indirect type of light fixtures	No action required	-	-	-	3	ES	-	-	
	- Audio-Visual & Interactive Systems	No Audio-visual or interactive systems within the classrooms of this school	No action required	-	-	-	-	-	-	-	
	Workstations (FF+E)	Freestanding tables and chairs, freestanding office partitions with tackable surfaces.	No action required	-	-	-	-	-	-	-	
29.	**Nurse & Health**	N/A	No action required	-	-	-	-	-	-		
30.	**Admin. Office Area**										
	- Finish Materials	single office area, GWB painted walls, 4" high vinyl base, VCT floor with ACT ceilings. Size of room limited, no accessibility clearances.	No action required	2	2	2	2	ES	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Casework	Single user desk and chair, file cabinets, loose table and chairs. Built-in wood painted shelving	no action required	-	-	-	2	ES	-	-	
	- Visual Display Surfaces	Homosote type tack board material screwed to the wall surface.	No action required	-	-	-	-	-	-	-	
	- Entry Door Intercom	Doorbell with intercom and security camera at main entrance only. Remote electronic locks at the entry doors	No action required	-	-	-	3	ES	-	-	
	- Reception/Waiting	No reception/ waiting area due to single room office area	No action required	-	-	-	-	-	-	-	
	- Conference	No designated conference room area.	No action required	-	-	-	-	-	-	-	
	Workstations (FF+E)	Single user desk and chair, file cabinets, loose table and chairs	No action required	-	-	-	-	-	-	-	
31.	**Guidance & Psychology Office Area**	N/A	No action required	-	-	-	-	-	-		
32.	**SPED Office Areas**	N/A	No action required	-	-	-	-	-	-		
33.	**Student Toilets**										
	- Finish Materials	Painted plaster walls, Epoxy painted wood floor with wood base trim. Painted plaster ceilings.	Install durable wall surfaces within the student toilet room areas	2	2	3	2-3	ES	S	800 sf CT wainscot	
	- Toilet Partitions	Painted flush steel toilet partitions. Many doors missing from the stalls. Finishes on the partitions show normal wear. No partitions between urinals. No accessible toilet stalls.	Repair and paint partitions as required. Furnish and install partitions between urinals.	-	-	-	2	ES	S	(6) screens	
	- Plumbing Fixtures	Sinks, water closets and urinals have been recently replaced.	No action required	-	-	-	3	ES	-	-	
	- Mirrors	No mirrors within the student toilet rooms	It is assumed due to security reasons, mirrors are not installed in these toilet rooms	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Accessories	Toilet tissue dispenser, paper towel dispenser, soap dispenser installed during a recent renovation of the toilet rooms, but locations and heights do not conform with MAAB. No grab bars installed within any stalls.	Provide grab bars and reinstall toilet room accessories to MAAB heights.	-	-	-	3	ES	S	-	Under maint. budget.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Toilet tissue dispenser, paper towel dispenser, soap dispenser installed during a recent renovation of the toilet rooms, but locations and heights do not conform with MAAB. No grab bars installed within any stalls.	Provide grab bars and reinstall toilet room accessories to MAAB heights.	-	-	-	3	ES	S	-	Under maint. budget.
34.	**Staff Toilets**										
	- Finish Materials	painted plaster walls, randomly located ceramic tile wainscoting, epoxy painted flooring and base, painted plaster ceilings. All finished show normal wear.	Renovate single user toilet rooms to MAAB standards.	2	2	2	2	ES	S	250 sf area total	
	- Toilet Partitions	N/A	No action required	-	-	-	-	-	-	-	
	- Plumbing Fixtures	Residential type fixtures, not code compliant.	Renovate single user toilet rooms to MAAB standards.	-	-	-	see plumb. Report	see plumb. Report	see plumb. Report	see plumb. Report	
	- Mirrors	Residential type mirrors, not code compliant.	Renovate single user toilet rooms to MAAB standards.	2	2	2	2	ES	S	incl. in reno.	
	- Accessories	Toilet tissue dispensers only	Renovate single user toilet rooms to MAAB standards.	2	2	2	2	ES	S	incl. in reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All staff toilet areas single toilet rooms, residential in scale and size, and do not meet MAAB requirements.	Renovate single user toilet rooms to MAAB standards.	2	2	2	2	ES	S	incl. in reno.	
35.	**Storage**										
	- Finish Materials	No designated storage areas within the building. Storage areas randomly located throughout the school.	Recommend creating areas of designated, organized storage.	-	-	-	-	-	-	-	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Built-In Storage	Built in wood shelving and recessed storage closets within typical classrooms. Woodwork appears original and appears worn due to age and use.	No action required	-	-	-	3	ES	-	-	
36.	**Mechanical & Service**										
	- Finish Materials	Painted brick bearing walls, painted concrete foundation walls, unfinished concrete slab on grade flooring, painted plaster ceiling. All finishes original to the building.	No action required	2	2	2	2	ES	-	-	
	- Sinks	Custodian Sink, pedestal mounted, in good working condition. Appears to have been replaced recently.	No action required	-	-	-	3	N	-	-	
	- Emergency Shower & Eyewash	No emergency shower or Eyewash within the custodial areas	No action required	-	-	-	-	-	-	-	
	- Tool &Supply Storage	Random, unorganized built wood shelving. No lockable storage cabinets or fume venting	If future building renovations trigger accessibility code or building code requirements, furnish and install fume venting at all chemical storage areas.	-	-	-	-	ES	-	-	Costs under renovation estimate.
	- Equipment Pads	4" high concrete equipment pads located underneath all mechanical equipment	No action required	-	-	-	-	-	-	-	
37.	**Controls**										
	- Height (accessibility)	Controls such as light switches throughout the building are not at ADA accessible heights	If future building renovations trigger accessibility code or building code requirements, controls will require relocation.	-	-	-	-	OB	-	-	Costs under renovation estimate.
38.	**Other Spaces**										

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MOLLOY ALTERNATIVE SCHOOL

Date of Review: Thursday, July 11, 2013.

D. Structural

1.	**Executive Summary:** Construction of the Molloy Alternative School (#18), located in the Highlands neighborhood of Lowell, was completed in 1936. The facility, built on an essentially level site, is comprised of three stories, including a Basement that is half-way below grade, with a floor area of approximately 25,000 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1936. Age of Building: 77 years. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** No information available. Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on an essentially level site, is comprised of three stories, including a Basement that is half-way below grade, with a floor area of approximately 25,000 square feet. Primary structural components include the following: reinforced concrete - foundation walls, one column in Basement, and concrete slab on grade at Basement, 2 ft. square waffle slabs at First and Second Floors; brick bearing walls at exterior perimeter; interior bearing walls may be brick; and wood roof plank and joists at Main Roof. Lateral Force-Resisting System (LRFS) - Whatever building code governed the design of this building, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by wind and seismic events. Without the benefit of either all of the original drawings or a detailed investigation, it is problematical to identify the LRFS. The primary structural system has some inherent lateral-force resistance that may involve the exterior brick bearing walls, and perhaps some interior walls. Exterior cladding is typically the exterior brick bearing wall.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Outside Face of Exterior Bearing Walls: There have been repairs to some of the mortar joints of the exterior bearing walls. In some instances it is not clear as to whether the joints were actually re-pointed with mortar or simply filled up with sealant. In order to maintain the structural integrity of the bearing walls they must be suitable repaired. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	b.	Main Entry Stairs: There is a primary level of deterioration of the stair cheek walls. This condition may also present a safety hazard. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**I**
	c.	Roofs: A number of roof leaks have been reported at this facility and there is visual evidence below the flat roofs. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

Molloy School

Condition Legend	Age Factor	Action Priority
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1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.		SJM
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System	N/A	N/A	L	Recommend building be fully sprinklered including attic.		SJM
3.	**Special Systems**	No Sprinkler or Standpipe System	N/A	N/A	N/A			SJM
4.	**Misc Fire Protection**	No Sprinkler or Standpipe System	N/A	N/A	N/A			SJM
5.	**Sprinklers**	No Sprinkler or Standpipe System	N/A	N/A	N/A			SJM
	PLUMBING							

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Molloy School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enters the building below the floor of the Mens Bathroom and is 2" in size. Service includes a meter. There is a reduced pressure backflow preventer provided for boiler water make-up. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	2	ES	S	Replace valves with corrosion to maintain working order.	 	SJM
2.	**Hot Water System**	Hot water for the building is generated by a 80 gallon gas fired water heater; Bradford White . Piping is copper tubing with sweat joints. Hot water distribution is not circulated. Piping is insulated with fiberglass pipe insulation.	3	ES	N/A	None.		SJM
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in fair condition.	2	ES	L	Floor drains need immediate attention.		SJM
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	3	ES	L	Clear any debris around roof drain domes.		SJM

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Plumbing Fixtures**	Plumbing fixtures are what appears to be original fixtures. Water closets are floor mounted with exposed manual flush valves and floor mounted with flush tank. Urinals are stall type with exposed manual flush valves. Lavatories are wall hung with various style faucets.	1	OB	S	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures.	   	SJM
6.	**Natural Gas**	Building is serviced with natural gas. Gas meter is in mechanical room. Gas supplies boilers & water heater. Piping is black steel with welded and threaded joints, depending on pipe size.	2	ES	S	System appears to be in working order. Replace valves with corrosion to maintain working order.		SJM
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by a low pressure steam boiler which was installed approximately two years ago. The boiler is in very good condition. The boiler was manufactured by Weil McLain Model 988 Series 2. The boiler has a capacity of 2737 MBH input and 1766 MBH output. There is a boiler feedwater and condensate pump set located adjacent to the boilers. The boiler feed unit was manufactured by Skidmore. The boiler feed unit is a Duplex pump model, however only one pump is installed. There are two (2) combustion air duct openings for the boiler; one duct and connected to a louver that terminates in adjacent basement corridor; this condition may not be code compliant and should be further reviewed.	2,4	4-Boilers	S	Consider upgrading heating system to hot water heating. Until such time, continue steam boiler and condensate system maintenance. Further review and potentially repair boiler combustion air ductwork system. Cost estimate based on converting existing steam boiler to HW duty.	  	DP
2.	**Cooling Plant & Air Conditioning**	The Building is not Air Conditioned.	N/A	N/A	N/A			DP
3.	**Air Handling Unit Systems**	There are no major air handling systems located in the building. The building is primarily ventilated through the use of operable windows. There are existing unit ventilators located in each classroom, however the unit ventilators are extremely antiquated and in need of replacement.	N/A	N/A	N/A			DP

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Molloy School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Terminal Unit Systems**	The building is primarily heated by a combination of steam unit ventilators, fin tube style radiator heating units and cast-iron steam radiators. The majority of steam radiators have self contained thermostatic radiator valves. Storage rooms, custodial rooms, and utility rooms are heated by steam ceiling suspended unit heaters. The majority of these steam unit heaters appear to be in poor condition, well beyond their expected useful service life and in need of replacement. In addition, it is our understanding that the majority of unit ventilators may not be operational; therefore ventilation air is a major concern during the heating season at times when the windows cannot (or should not for energy conservation purposes) be opened.	1,2	ES/OB	S	Steam radiation valves should be repaired as required. Unit ventilators and heaters should be repaired and/or replaced as required. All terminal units should be cleaned.	   	DP

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Molloy School

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
5.	**Exhaust Systems**	There are two (2) rooftop exhaust fans that served the second floor Boys and Girls restrooms. The fans, exhaust ductwork, and registers appear to be in poor condition. Lower level restrooms, custodial closet, and copy areas are not exhausted per code requirements. There is an abandoned in place exhaust ventilation system consisting of rooftop relief exhaust hoods that are connected by galvanized sheetmetal ductwork to low wall exhaust grilles located in classrooms. Some of the exhaust grilles were covered with cardboard and paper.	1	OB	I	Smaller restrooms are not equipped with mechanical exhaust air systems. Exhaust fan systems should be installed. Copy rooms do not have exhaust air fans systems; exhaust fans systems should be installed in copy rooms. Existing exhaust fans should be tested, lubricated, and have belts changed.	   	DP
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping are routed exposed in occupied areas and have damaged insulation or are un-insulated. A steam piping main is routed in the attic which is unheated and uninsulated. The main steam and condensate piping in the boiler room appears to have been installed recently as part of the recent boiler replacement project and appears to be in good condition.	1	OB	S	The building steam heating system should be considered for replacement and conversion to a hot water heating system. Steam and condensate piping sections will need to be continually maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis.	  	DP

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E. FP/P/H/E

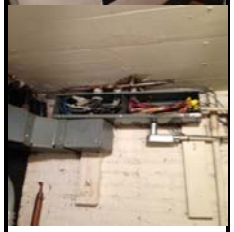
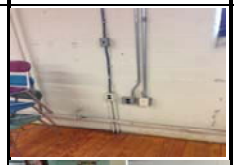
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building heating system is controlled by a Siemens Talon DDC front-end ATC controller that is connected to a city wide energy management system. The building has minimal heating control zones. The first and second floor each have a space temperature sensor located in the main corridor. The first floor has an abandoned in place thermostat that is no longer in used as the building heating system is now controlled by the DDC system.	3	ES	L	Consider upgrading building to full DDC controls. Many terminal unit steam radiation heating controls were recently replaced and appear to be in good condition.	 	DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 400Amps 120/208V 3phase 4wire. 400A Main disconnect switch is located in the main electric room in the lower level along with a C.T. cabinet and main distribution panel 400A rated MDP manufactured by Square D I-line series. The utility co. meter is located in the main electric room.	1	OB	S	The equipment is beyond its serviceable life and is in poor condition. The service capacity is undersized by today's standards. The service should be upgraded and sized for 10W/S.F. to accommodate future loads.		DMP

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Molloy School

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E. FP/P/H/E

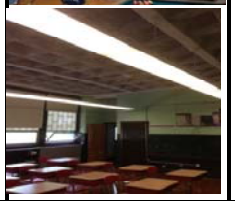
		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Distribution System**	The feeders and subpanels are in fair condition. Panels have been added to accomodate additional loads as needed. Original vintage fuse boxes are still active and are flush mounted in corridors. These fuse boxes are all locked shut with bolts and washers. Circuit breaker panels that have been added over the years are surface mounted in corridors.	1	OB	S	Life of system is same as service equipment. Existing distribution panels should be replaced in the near future. Fused panels should be replaced.	  	DMP
3.	**Branch Circuits**	Branch circuitry is in poor condition. Outlets have been added to accommodate new equipment, all work has been done in surface mounted raceway. MC cable has also been used and is exposed in come areas subject to physical damage.	1	OB	S	Branch circuits should be replaced with the upgrade of the distribution system. There is a lack of receptacles for computer equipment and other equipment. The existing condition of the branch circuitry in general is poor. Extensive extension cords are currently being used creating a number of safety hazards.	 	

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Molloy School

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
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N/A - Not Applicable		

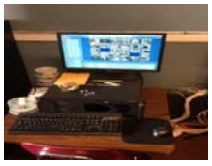
E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	DMP
5.	**Exterior Lighting**	There are currently pole mounted HID flood lights controlled via integral photocells. There are no building mounted egress light fixtures.	1	OB	S	We recommend replacing the pole mounted lighting with LED dark sky compliant type lighting. The Building mounted egress lights should be provided at each egress door and around the building for some security lighting. The building mounted lighting should take priority over replacing the pole lights.	 	DMP
6.	**Emergency Power**	There is no emergency generator.	N/A	N/A	L	We would recommend an emergency generator be installed.		DMP
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.	 	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel has been upgraded to a Mircom 12 zone FA-300 within the last year. Some devices have been repaired, however there are some older devices that are operational yet beyond their servicable life. The detection devices are inconsistant from a compliance standpoint, heat detectors seem to be installed in many locations where smoke detection is required in a non-sprinklered building.	3	ES	S	System is in good working order, as the main panel has been replaced with a new panel, however it is not compliant with today's codes. The entire fire alarm system should be replaced in the near future to comply with today's codes. A new voice evac addressable panel should be installed with new detection and speaker strobes as required by code.		DMP
9.	**Security System**	There is a CCTV system and intercom for the main entrance with monitor in the admin area is that is operational. The building contains an intrusion system that consists of door contacts, motion sensors, and keypads. Threre is an extensive CCTV system with cameras that cover the exterior of the building and all interior corridors, stairwells, and public spaces. The CCTV system is a Bosch system that is being recorded locally only. The storage time is 3 weeks as the system is not automatically purging, data storage was designed for 30 days.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	   	DMP

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
10.	**Communication / Clock System**	There is no central clock system in the building, local battery clocks are utilized. There is a Bogen model MCP35A intercom system that is operational, however many speakers have been damaged and do not operate. Speakers that are not damaged operate fine.	2	OB	S	The paging system head end appears to be well maintained. Damaged speakers need to be replaced for the system to be functional as a whole, however it has reached its excepted serviceable life. We would recommend installing a wireless GPS based clock system. We would also recommend adding a telephone system to the school.	 	DMP
11.	**Data Systems**	The data system consists of Cat5 data cable. The system is in fair condition. No interactive whiteboards or projectors were noted in the classrooms.	2	OB	S	The data system should be upgraded to Cat 6 cable. New data outlets should be added to accomodate technology equipment. A telephone system should be provided in the building and integrated to a new classroom intercom system.		DMP

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28 Riverside Alternative School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

Context:

- Relatively flat site with some gentle sloped areas.
- Parent and student drop-off / pick-up area at main entrance.
- Buses drop-off /pick-up at main entrance and along Woburn Street
- Staff parking along inside chain link fence adjacent to the play area
- No site or traffice signage or parking striping – no clear sep. of vehicles & pedestrians
- Lighting appears inadequate at site perimeter
- Full building perimeter access to emergency vehicles.

Surfaces and Features:

- Concrete and bituminous paving surfaces are in good to fair condition and should be repaired or replaced.
- Site chain link in good condition w/ small section requiring repair and/or replacement.
- Small landscape section in fair condition.
- No drainage issues.
- Exterior metal container used for storing gas powered equipment.
- Flagpole unusable due to tree over grown coverage

Building Exterior

Exterior Wall

- South and west entrance portico columns; pilasters, and wood doors frames in poor condition. Reconstruction required except of granite steps and newer metal doors
- Exterior vinyl side is generally good condition – some small areas damaged required replacement. Starter vinyl siding wood trim is in fair to poor condition.
- Basement windows are boarded up with plywood. Panels are deteriorating and have large gaps around openings.
- Basement stair entries in poor condition. Roof leaks.
- Field stone foundation wall requires re-pointing and should be clean of stains.
- Old aluminum window system with translucent panels above operable awnings; no hardware issues; visibility issues. Replacement required throughout.
- Entries poor, especially south & west – reconstruct w/ exception of granite & doors

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Summary Narrative

- Exterior wood doors, frames and non-compliant hardware in poor condition should be replaced other than new.

Roof:

- Original slope slate roof with evidence of some slate loss. Minor slate roof repairs
- Wood cornice trim in poor condition especially at valley conditions. Evidence of water and possible insect/bird infiltration requiring extensive repairs.
- Water runoff & snow falls uncontrolled – no gutters; downspouts, snow guards
- Chimney masonry – repointing required
- Wood frame vent stack appears in fair condition requiring some work.

Building Interior

Finishes:

- Classrooms: Generous size and ceiling heights with good amount of natural light
- Original hardwood floors in good condition; ACT in good condition; wood wainscot, woodwork, wood built-in casework, chalk boards, homasote tack boards, etc. req. repairs and refinish throughout.
- Non-complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains and bathroom facilities
- Interior finishes: Clear finished wood flooring, wd. base, wd. trim & wd. built-in casework requiring some repair and refinishing; plaster walls and ceilings in poor condition requiring repairs and repainting of all surfaces.
- Basement: water infiltration; humidity & moisture – air quality questionable. Site water run off appears to enter through foundation walls. Student bathrooms in basement should be gutted and completely reconfigured; appears only student baths are in basement which may be a plumbing code violation; Basement stair entries in poor condition requiring reconstruction.
- Building Organization: most rooms circulation off central hall/space at bldg. center; basement layout poor and confusing ; limited program spaces ; no dedicated cafeteria; meals taken in classrooms
- No code compliant interior room signage

Openings:

- Doors & Door Frames: Interior doors generally in good condition with some repair required. Door hardware is non-code compliant.

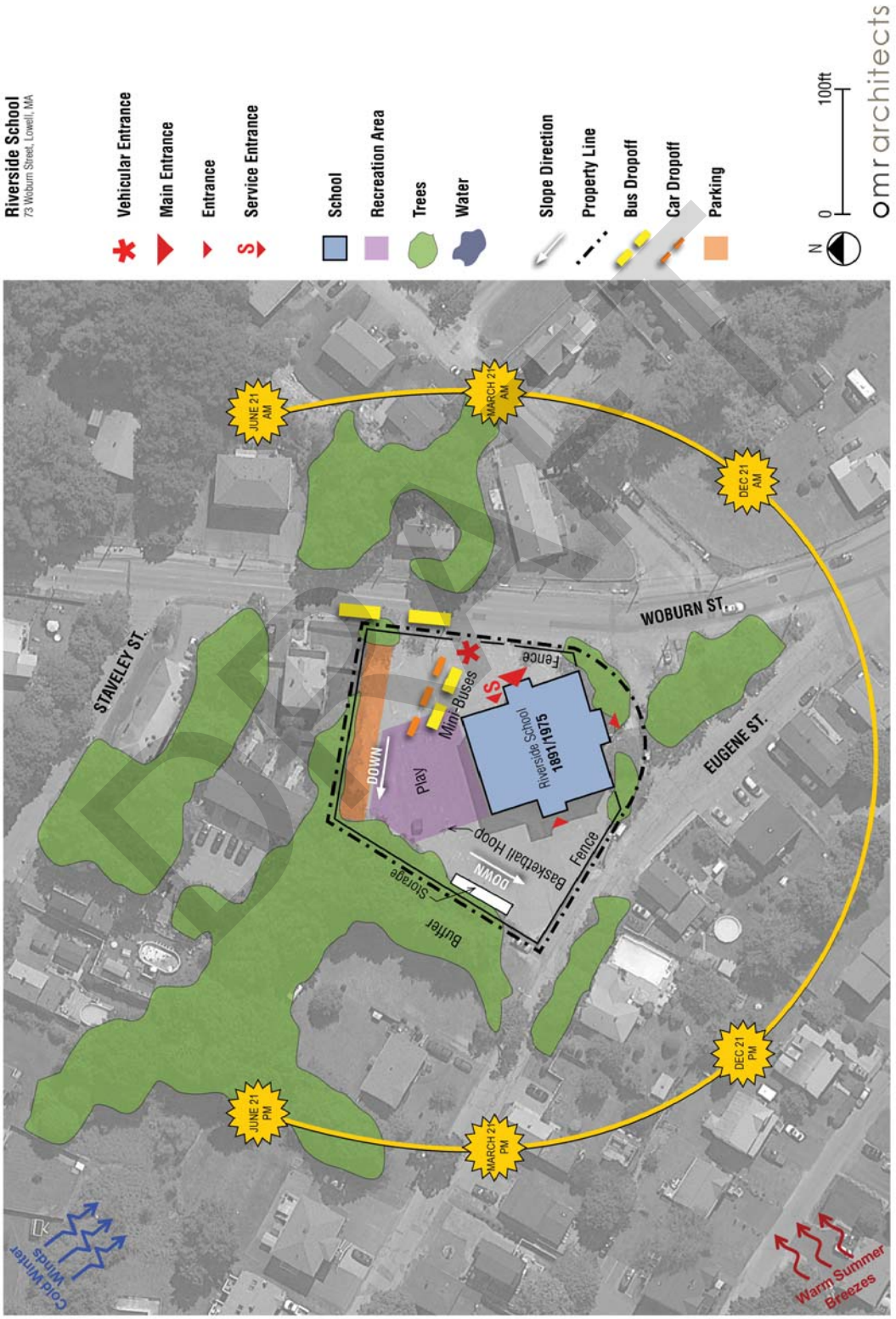
Vertical Circulation:

- No elevator
- Stairs: Many non-complying code issues – nosings, guards, handrails, extensions, handrail profiles, cupping wood treads.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



Exterior vinyl side is generally good condition; some small areas that are damaged required replacement. Starter vinyl siding wood trim is in fair to poor condition.



Roof wood cornice trim in poor condition especially at valley conditions. Evidence of water and possible insect / bird infiltration requiring extensive repairs.



South and west entrance portico columns; pilasters, and wood doors frames in poor condition. Reconstruction required except of granite steps and newer metal doors.



Water runoff and snow falls from roof are uncontrolled – no gutters; downspouts or snow guards.



Field stone foundation wall requires re-pointing and should be clean of stains.



Original slope slate roof with evidence of some slate loss. Minor slate roof repairs.

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Photographs



No site signage, traffic signage or parking striping – no clear separation of vehicles & pedestrians.



Relatively flat site with some gentle sloped areas. Bituminous asphalt paving require some repairs.



Small landscape section in fair condition.



Building Organization: Most rooms circulation off central hall/space at building center.



Example plaster walls and ceilings in corridor and stairwell poor condition requiring repairs and repainting of all surface.



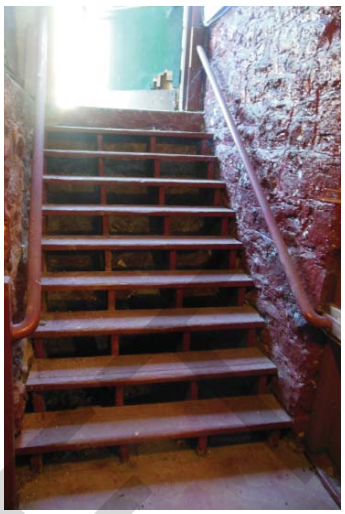
Classrooms: Generous size and ceiling heights with good amount of natural light.

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Photographs



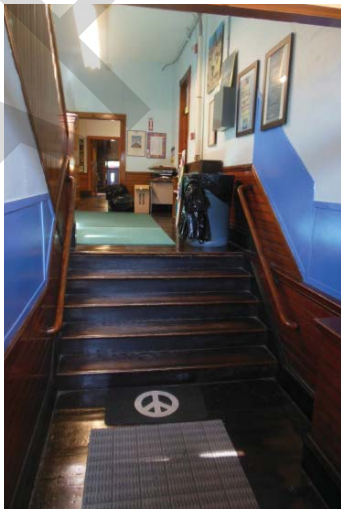
Basement windows are boarded up with plywood. Panels are deteriorating and have large gaps around openings.



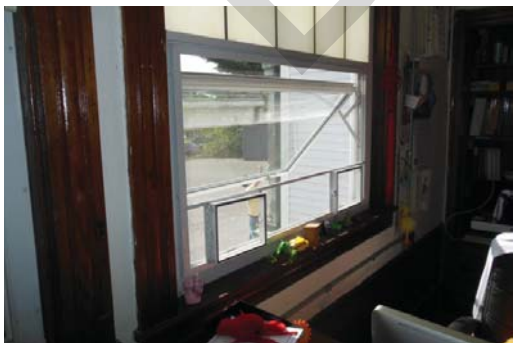
Basement stair entries in poor condition including roof leaks.



Student bathroom configuration located in basement is non-accessible and atniquated.



Non-code complying for: entrances, routes between floors (no elevator), door hardware, drinking fountains and bathroom facilities.



Old aluminum window system with translucent panels above operable awnings; no hardware issues; visibility issues. Replacement required throughout.



Basement: water infiltration; humidity & moisture – air quality questionable. Site water run off appears to enter through foundation walls.

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General Building Information

SCHOOL NAME	**Riverside Alternative Middle School**
SCHOOL ADDRESS	73 Woburn Street, Lowell, MA 01852
SERVING GRADE LEVELS	6 through 8
NUMBER OF STUDENTS	approx 50 (2012-13 school year)
NUMBER OF STAFF	approx 12 (2012-13 school year)
ORIGINAL CONSTRUCTION	1891 - last know renovation 1975
DATE OF ADDITIONS	-

General Site Information

TOTAL SITE AREA	**33,900 sf**
SITE AREA FOR BUILDINGS	6,535
SITE AREA FOR PAVING	27,365
SITE AREA FOR PLAYFIELDS	0
SITE AREA FOR OPEN SPACE	0
ZONING DESIGNATION	TTF - Traditional Neighborhood Two Family
NEIGHBORHOOD	South Lowell

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	unknown- wood frame construction, no exist. docs.	E	approx. 16,800	2 stories + basement	none
Addition	-	-	-	-	-

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

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SCHOOL NAME: Riverside Alternative Middle School

DATE OF REVIEW: 09-09-2013
REVIEWED BY: RA & DH

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Main entry located bldg. east side with service entrance adjacent. Secondary entrance bldg. west side. Formal entry at south side not used.	No action required	-	-	-	-	
	- Connection to accessible route and accessibility	At south and west, building entrances are a half- flight up granite steps. Main entrance doors is a step up and is also not accessible.	Modify at least one entrance to be made accessible via a ramp. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	-	-	S	allow for 1 entry modify.	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Staff parking is located in the north & northeast area of the paved lot. Parent & visitor parking occur along same area of parking. Lot is paved with bituminous asphalt. Bit. asphalt is heavily cracked	Replace all bituminous asphalt paving.	1	-	S	27,365 SF	
	- Curbing Materials and Wheel Stops	None	No action required	-	-	-		
	- Number and size of spaces by type (typical, accessible)	Spaces are not delineated within the parking area.	Delineate the required number of accessible parking spaces based on the total number of spaces provided.	-	-	S	allow for 2 acc. spaces	Under maint. budget.
	- Parking striping	None	Restriping at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable zoning bylaws.	2	ES	-		
	- Accessible Parking Signage	None. There are no designated accessible parking spaces.	Provide signage for the required number of accessible parking spaces based on the total number of spaces provided, including at least one (1) for van-accessible space.	-	-	S	allow for signage for 2 spaces	Under maint. budget.
3.	**Vehicular Drop-Off & Pick-Up Areas**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	Large busses park and discharge along the Woburn Street. Mini buses park and discharge on site at main entrance. Cars park along on site along the northern part of parking lot.	No action required.	-	-	-		
	- Car and Bus Separations	No separated routes or drop-off areas. Potential safety issue with car passengers crossing Fort Hill and going between busses.	Review alternative car drop-off location.	-	-	I		
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	City streets with no sidewalks for site access.	No action required.	-	-	-		
	- Traffic Markings and Traffic Signage	None on school site.	Traffic markings and signage at the discretion of Lowell Public Schools/City of Lowell in accordance with applicable regulations.	-	-	-		
	- Walkway Materials	Poured-in-place concrete walkways the south and west side of the building, including granite steps. Steps are missing handrails. Concrete walks are heavily cracked and spalling.	All walkways should be replaced.	1	-	S	450 sf	
	- Curb Cuts and Detectable Warning Strips	No curb cuts or sidewalks. Site lot is flush with street grades	No action required	-	-	-		
	- Pedestrian Ramp Locations and Materials	None	No action required.	-	-	-		
5.	**Fire Department Access**							
	- Locations	Full Building perimeter accessible.	No action required.	-	-	-		
6.	**Service Area**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Paving Materials	Adjacent to main building entrance. Bituminous paving .	No action required.	3	ES	-		
	- Loading Dock or Leveler	None	No action required.	-	-	-		
	- Trash & Recycling Containers (# & size), Trash Compactor (size)	One (1) dumpster at 8-10 yard size and recycling paper dumpster at building north side. No trash compactor.	No action required.	-	-	-		
	- Protective Bollards	None	No action required.	-	-	-		
7.	**Athletic Fields & Play Areas**							
	- Playing Fields by Type/Sport, Turf Type, Locations	None	No action required.	-	-	-		
	- Accessible route to fields	None	No action required.	-	-	-		
	- Playgrounds	Play area within paved site lot.	See entries under Parking section above.	-	-	-		
	- Storage Sheds	Large metal container located on north west part of site	No action required.	-	-	-		
8.	**Fencing**							
	- Locations and Materials	Fencing is located along the site perimeter. Fencing is 4'-0" high galvanized steel chainlink. No vehicular gate present. Fencing along the south side is rusty and damaged.	Replace corroded or damaged sections.	1-2	-	S	30 lf	
9.	**Site Topography**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Characteristics	Generally flat, with moderate slope from building east to Eugene street.	No action required	-	-	-		
10.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	Landscaping is limited to the south area of the site and consists of a grass strip and four trees.	No action required	-	-	-		
11.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	None	No action required	-	-	-	-	
12.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Building exterior wall-mounted aluminum light fixtures above east and south entrance doors. No site lighting. Lighting appears inadequate. See entry under the electrical system report.	See entry under the electrical system report.	see elect. report	see elect. report	see elect. report	see elect. report	
13.	**Site Utilities & Sources**							
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Natural gas fuel source. Issues with phone lines periodically not functioning.	No action required.	2-3	ES	-		
14.	**On-Site Renewable Energy Sources**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Photovoltaic Panels, Wind Turbines	None	No action required	-	-	-	-	
15.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required	-	-	-		
	- Bicycle Racks	Metal bike rack	No action required	-	-	-		
	- Flagpoles	Pole located bldg. south side is unusable due to tree coverage.	Cut back tree coverage	1	-	S		Under maint. budget.
16.	**Site Drainage**							
	- Ponding	None	No action required	-	-	-		
	- Catch Basins	None	No action required	-	-	-		
	- Bio-retention area	None	No action required	-	-	-		
17.	**Irrigation System**							
	- Locations	None	No action required	-	-	-		
18.	**Other Observations**							
		Storm run off infiltrates foundation wall into basement level.	Further ivestigation required to analyse site grade and possible construction of site drainage	-	-	S		under structural costs

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Vinyl siding with some damaged boards on the north side, . Siding requires cleaning on south side, and lower entrance roofs, otherwise in generally good condition. Field stone foundation wall repointing required in a few locations. Starter vinyl siding wood trim is in fair to poor condition. South and west entrance portico columns; pilasters, and wood doors frames in poor condition. Wood trim and roof over service roof in poor condition. Main entrance portico wood trim in good to fair condition.	Replace missing sections of siding. Replace sections of the damaged water table trim and chemically clean the field stone foundation. Repair roof and all of the wood trim around service entrance roof. Minor repairs on wood trim required over the main entrance portico.	2-3	ES	S	siding = 300 sf ,water table trim= 363 lf , repoint field stone 400 sf	need vinyl siding unit prices
2.	**Windows**							
	- Frame Materials	9" deep mill finish aluminum framed window system in good condition. Operable sash below fixed insulated polycarbonate composite panel.	Replace all exterior windows w/ energy efficient thermally-broken, painted aluminum windows w/ insulated glazing.	0-1	OB	S	82 units = 2008 sf	
	- Glazing Type and Color	Single-pane, non-insulating glass or polycarbonate glazing in good condition.	See entry above.	0	OB	S		
	- Operable sash type and sash hardware	Awning type operable sash with latching hardware generally in good condition.	See entry above.	0	OB	S		
	- Storm Windows and Insect Screens	Interior window screens in good condition. No storm windows. Windows openings at grade level are board with plywood in degrading condition. Issues with insect and possible rodents infiltration into building.	See entry above for openings in basement	0	OB	S		
	- Sills	Appears to be aluminum sills in good condition.	No action required.	-	-	-		
	- Shades or Blinds	None	No action required.	-	-	-		
3.	**Entrance Systems**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Frame Materials	Painted steel doors within ptd. wood frames w/ polycarb. transom panels and side lights at east main entrance. Sim. new MH doors and existing wood frame at south and east part of building. within paneled wood frame sidelights and single pane glass transom. Wood frames & sidelights and transoms in poor condition with extensive wood damage and failing paint.	Reconstruction of south and west entry system except the east main entry. Work consists of new wood frame, sidelights and transom with insulated and weatherstipped door units. See line item 13 below	1	ES	S	2 units	
	- Glazing Type and Color	East main entrance. - single pane of glass covered with polycarbonate exterior sheathing. South and west entrance- single pane of glass.	Replace polycarbonate and single pane of glass with insulated glass units.	1	OB	S	90 sf	
	- Door widths & clearances	All entrances have double doors w/ (2) 3'-0" leafs. No accessibility clearance issues.	No action required.	-	-	-		
	- Entry door hardware	Metal door pull on (1) door.	No action required.	-	-	-		
	- Power operators	None	Consider providing power door operators as part of modifications to entry designated as accessible.	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Metal doors part of entrance systems appear in good condition with the exception of the west door which is in fair condition. (Door #'s 3-5) are in poor condition, painted wood and steel doors within ptd. wood frames.	Replace doors w/ insulated and weatherstripped units. Replace all frames with exterior-grade steel frames.	1	ES	S	(2) single doors and 1 pair of doors	
	- Door widths & clearances	Doors are typical 3'-0" wide. Lower level doors leading to grade are not accessible - inadequate clearances at interior.	Lower level egress doors to be made accessible as part of basement level renovation. See entry under interior section.	-	-	S		
	- Door hardware	Door knob on door #3 and metal pull on door #5	Provide code compliant hardware on door #3	-	-	-		
	- Overhead or Coiling Doors	None	No action required.	-	-	-		
5.	**Fascia, Trim, Soffits & Overhangs**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	South and west porticos wood overhangs are in poor condition overall and should be demo.	Rebuild in kind the south and west porticos overhangs. See entry under other observations below.	0	ES	I	See entry under other observations below.	
6.	**Sealants & Expansion Joints**							
	- Materials	Sealants at exterior doors are in poor condition. Especially at the south and west porticos	Replace sealants as part of repairs for these elements.	0	OB	S	See exterior door entry above	
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Original slope slate roof with evidence of some slate loss. Minor slate roof repairs	Repair/install missing slate shingles	2-3	ES	I		Under maint. budget.
	- Roof edges and copings	Wood cornice trim in poor condition especially at valley conditions. Evidence of water and possible insect/bird infiltration requiring extensive repairs.	Replace in its entirety the wood cornice with a weather resistant material, perhaps PVC	1-2	ES	I	363 lf	
	- Walkway pads	None	No action required.	-	-	-	-	
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required.	-	-	-	-	
	- Glazing Type	None	No action required.	-	-	-	-	
	- Curbs	None	No action required.	-	-	-	-	
9.	**Gutters and Downspouts**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations and Materials	None - Water runoff and snow falls from roof are uncontrolled – no gutters; downspouts or snow guards	Install gutters, downspouts and snow guards to divert the water away from the building	-	-	I	280 lf gutters, 192 lf downspouts, 288 lf snowguards	
	- Splash block or tied to storm drainage	None	No action required.	-	-	-	-	
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	None	No action required.	-	-	-	-	
11.	**Areaways**							
	- Locations, Materials and Gratings	None	No action required.	-	-	-	-	
	- Drainage	None	No action required.	-	-	-	-	
12.	**Decorative Items or Features**							
	- Types and Locations	None	No action required.	-	-	-	-	
13.	**Other Observations**							
		South and west entry wood porticos work in poor condition.	South entry wood portico: Replace 4 wood columns 10ft tall, 12" diameter. Allow for 15 lf of architrave replacement. Granite steps repoint 100 sf. Granite cap repointing 15 lf. All other wood work scrape and paint West entry wood portico: Replace entire wood pediment and column wood caps	1	OB	I	4 columns, 15 lf of architrave. Granite steps 100 sf. Granite cap 15 lf. West entry wood portico: Replace entire wood pediment and column wood caps	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
1.	**Entrance Vestibules & Lobby**										
	- Finish Materials, Entrance Mats	Entry vestibules located at east & west sides at level of stair mid-landings between basement & 1st floor. Finished wood floor in good condition w/ non-recessed entry mats. Ptd. wood wainscot in good condition. Plaster walls and ceilings in fair to good condition. Painted wood door frame surround, sidelights and transom glazing system at exterior doors and finished wood at interior doors in good condition.	No action required.	3	3	3	3	ES	-		
2.	**Corridors**										
	- Finish Materials	Stained wood flooring in good condition. Plaster walls and ceilings are damaged and cracked throughout and stained.	Replace damaged plaster walls and ceiling.	3	0-1	0-1		ES	S	750 sf	
	- Lockers	None	No action required.	-	-	-	-	-	-		
	- Transoms & Borrowed Lights	Door transoms are flush plaster infill to match walls - same condition as plaster walls per abv. No borrowed lights.	Prep & paint as part of plaster wall area noted abv.	-	-	-	2	ES	S		Under maint. budget.
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Second floor classroom doors into corridor - no observed rating, no closers and swing typically into classroom. Doors from corridor to stairs - not labeled, w/ closers but no hold opens and swing is into stairways.	No action required.	-	-	-	-	-	-	-	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	None	No action required.	-	-	-	-	-	-	-	
	- Apparent rated corridor construction	Corridors apparently not fire-rated.	No action required.	-	-	-	-	-	-	-	
	- Wall Projecting Objects	Wall surface mounted janitor's sink.	If future building renovations trigger accessibility code requirements, relocate sink or provide code compliant wall recess.	-	-	-	-	-	-	1	Costs under renovation estimate.
	- Drinking Fountains	None.	No action required.	-	-	-	-	-	-	see plumb. report	

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
3.	**Building Signage**										
	- Materials	Room signage second floor is typically laminated paper stapled or adhered to wall and non-existent in other rooms.	If future building renovations trigger accessibility code requirements, provide professionally made, permanent room signs that comply with MAAB code requirements.	-	-	-	1	OB	-		
	- Code Required	Not code compliant.	See item below.	-	-	-	-	-	-		
	- Accessibility Compliance	Signage throughout building does not meet MAAB regulations for lettering, braille, contrast and mounting heights.	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-		Costs under renovation estimate.
4.	**Stairs & Exits**										
	- Finish Materials	Wood frame stairs with wood risers and treads. Original wood floor landings in good condition. Wood treads are cupped and warped in many locations. 36" high wood wainscot in good condition with some minor repairs. Painted plaster wall and ceiling on west stair is in poor condition.	Restore stairs to address tread wear issues. Address non-compliance issues noted below in concert with this work.	2	PLASTER -1 WD-3	2	2	OB	S	Plaster - 1000 sf and 4 flights	Costs also include stair modification.
	- Tread & Riser Height Uniformity & Nosing Compliance	Tread nosing has 3/4" "lip" and is abrupt. Tread 11" and riser height 8" Non-code compliant	Provide code complaint wood riser height and nosing.	-	-	-	-	OB	S	incl. In above	
	- Guardrails (height, sphere)	36" high stained original solid wood guardrail - non code compliant.	Provide code compliant guardrails.	-	-	-	-	OB	S	incl. In above	
	- Handrails (height, extensions, profile)	Handrails exceed the 1-1/2 in diameter profile and are 34" in height. No present handrail extensions. Design non code compliant.	Provide code compliant guardrails.	-	-	-	-	OB	S	incl. In above	
	- Landing Clearances	Appears to be code compliant	No action required.	-	-	-	-	-	-		
	- Minimum Headroom	Code compliant	No action required.	-	-	-	-	-	-		
	- Presence of Storage Beneath	Custodial supplies stored beneath east side stair at basement level in open area.	Remove storage items from beneath the stairs	-	-	-	-	-	I		Under maint. budget
5.	**Elevators & Lifts**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	No elevator.	Install elevator to provide accessible route to all building levels to comply with MAAB.	-	-	-	-	-	L	one 3-stop elevator & shaft encl.	
	- Chairlift Finish Materials, Platform Size, Clearances	No chairlift	No action required.	-	-	-	-	-	-		
6.	**Interior Doors & Sidelights**										
	- Materials	second floor- Stained wood frames and flush stained wood solid core doors. Few stained paneled wood doors elsewhere. Stained wood frame and flsuh stained wood solid core with glass vision panels at stairs and corridors. No sidelights. Overall in good condition.	Refinish and stain all door frames and doors.	-	-	-	2	ES	S		Under maint. budget.
	- Door hardware	Door handles throughout the building are not code compliant - all doors have knobs. Otherwise in overall good condition.	If future building renovations trigger accessibility requirements,eplace all door handles with lever type locksets.	-	-	-	-	-	-	40 doors	Costs under renovation estimate.
	- Door widths & clearances	Door widths and clearances generally code compliant.	No action required.	-	-	-	-	-	-	-	
	- Door Thresholds	Stained wood thresholds, 1/2" high	No action required.	-	-	-	-	-	-	-	
7.	**Kindergarten Classrooms**	No kindergarten classrooms.									
8.	**Kindergarten Bathrooms**	No kindergarten bathrooms.									
9.	**General Purpose Classrooms**										
	- Finish Materials	Original stained wood floor with 2X4 act ceiling in overall good condition . Stained 29" high wood wainscot with homasote and chalk board above. Remainder of wall above wainscott is wood paneling. Stained wood trim around windows and doors.	Refinish and repair 29" high wood wainscott in a few locations.	3	2-3	3	3	ES	S		Under maint. budget.
	- Casework	Built-in wood wall cabinets/shallow storage closets are in fair condition - wood finish worn, interior plaster walls & clg. good. Missing/broken glass on swinging wood doors. Hardware fair to good. Latches/knobs non-accessible. In	Refinish wood cabinets. Replace broken or missing glass panels. Rebuild wall mounted shelves. Replace latches w/ compliant	-	-	-	2	ES	S		Under maint. budget.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
				FLOOR	WALLS	CEILING	GENERAL				
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards areoverall good condition. Remaining exposed chalk boards are in fair to poor condition. Wood chalk board trays finish worn.	Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L	allow.	Refinishing under maint. Budget.
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed 2x4 light fixtures with prism lenses. Refer also to electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	-	-	-	-	-	-	-		
10.	**Science Classrooms**	No dedicated science classrooms - see general purpose classrooms.									
11.	**Art Classrooms**										
12.	**Technology Clsrms.**	No dedicated technology classrooms - see general purpose classrooms.									
13.	**SPED Classrooms**	No dedicated SPED classrooms - see entry for art classroom.									
14.	**SPED OT/PT**	No dedicated OT/PT area.									
15.	**SPED Tutorials**	No dedicated tutorial spaces.									
16.	**Specialized Clsrms. (Recreation room)**										
	- Finish Materials	Original stained wood floor with 2X4 act ceiling in overall good condition. Stained 29" high wood wainscot with homasote and chalk board above. Remainder of wall above wainscott is wood paneling. Stained wood trim	Refinish and repair 29" high wood wainscott in a few locations.	3	2-3	3	3	ES	S		Under maint. budget.
	- Casework	Built-in wood wall cabinets/shallow storage closets are in fair condition - wood finish worn, interior plaster walls & clg. good. Missing/broken glass on swinging wood doors. Hardware fair to good. Latches/knobs non-accessible. In	Refinish wood cabinets. Replace broken or missing glass panels. Rebuild wall mounted shelves. Replace latches w/ compliant	-	-	-	2	ES	S		Under maint. budget.
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards areoverall good condition. Remaining exposed chalk boards are in fair to poor condition. Wood chalk board trays finish worn.	Replace worn chalk boards with marker boards. Refinish wood chalk board trays.	-	-	-	1	ES	L		Costs under general clsrms.
	- Sinks	None	No action required.	-	-	-	-	-	-		
	- Light Fixture Types and Layout	Recessed 2x4 light fixtures with prism lenses. See electrical system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	-	-	-	-	-	-	-		

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				FLOOR	WALLS	CEILING	GENERAL	FACTOR	PRIOR.	INFO.	
17.	**Performing Arts - Auditorium**	No dedicated auditorium space.									
18.	**Performing Arts - Stage**	No dedicated stage.									
19.	**Performing Arts - Music Rooms**	No dedicated music rooms.									
20.	**Media Center**	No dedicated media center.									
21.	**Gymnasium**	No gymnasium area.									
22.	**Natatorium**	No natatorium.									
23.	**Weight Room / Exercise Room**	No weight or exercise room.									
24.	**Locker Rooms**	No locker rooms.									
25.	**Locker Area Bathrooms**	No locker area bathrooms.									
26.	**Cafeteria**	School is a satellite facility that serves remotely prepared meals.									
27.	**Kitchen & Servery**	School is a satellite facility that serves remotely prepared meals.									
28.	**Teacher Workroom & Dining**	No designated workroom. Notes apply to first floor pantry/kitchenette area.									
	- Finish Materials	VCT, ptd. Wood base, finished wood wainscot, plaster walls and 2x4 ACT ceiling in fair to good condition.	No action required.	-	-	-	-	-	-		
	- Casework	Sink countertop only - no base cabinets in fair condition.	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	None	No action required.	-	-	-	-	-	-		
	- Sinks	Not accessible. See plumbing systems report.	See entry under the plumbing system report.	-	-	-	see plumb. report	see plumb. report	see plumb. report		
	- Light Fixture Types and Layout	2x4 recessed fixture w/ flush lense. See electricl system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Audio-Visual & Interactive Systems	None	No action required.	-	-	-	-	-	-		
	-Work Station (FF+E)	None	No action required.	-	-	-	-	-	-		
29.	**Nurse & Health**	Nurse & health area is a corner of one of the staff toilet rooms.									
30.	**Admin. Office Area**										

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				FLOOR	WALLS	CEILING	GENERAL				
	- Finish Materials	Finished wood floor and base in fair condition w/ worn finish. Finished wood wainscot & plaster walls in fair to good condition. 2x4 ACT ceiling in fair condition w/ several water stained tiles.	Refinish wood floor & base. Address above ceiling leaks and replace stained ACT tiles.								
	- Casework	None	No action required.	-	-	-	-	-	-		
	- Visual Display Surfaces	Ad-hoc tack boards in good condition.	No action required.	-	-	-	-	-	-		
	- Entry Door Intercom	AiPhone type system present. See electricl system report.	See entry under the electrical system report.	-	-	-	see elect. report	see elect. report	see elect. report		
	- Reception/Waiting	No separate area.	No action required.	-	-	-	-	-	-		
	- Conference	No separate area.	No action required.	-	-	-	-	-	-		
	Workstations (FF+E)	None	No action required.	-	-	-	-	-	-		
31.	**Guidance & Psychology Office Area**	No dedicated guidance area.									
32.	**SPED Office Areas**	No dedicated SPED office area.									
33.	**Student Toilets**										
	- Finish Materials	For both Girls and Boys Baths - Ptd. concrete slab on grade in poor condition, ptd. stone, CMU and brick walls in poor to fair condition w/ some water damage & failed paint. Some partitions make-shift wood framing in poor condition w/ failed paint and apparent mildew. Plaster ceiling poor to fair w/ some holes. Exposed steel columns and wood beam finish in fair condition.	Perform general gut and complete renovation of Girls and Boys toilet rooms.	1	1-2	2	1	OB	S	650 sf	
	- Toilet Partitions	Not proper partitions. Consists of 2x4 wood framing and plywood.	Install phenolic toilet partitions as part of overall bathroom renovations.	-	-	-	0		S	part of overall reno.	
	- Plumbing Fixtures	Fixtures appear non-functioning and some have been enclosed in plastic sheeting. See plumbing system report.	Install new fixtures, accessible as required and in quantities per the plumbing code. See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Mirrors	None	Consider providing mirrors as part of the bathroom renovations.	-	-	-	-	-	-	part of overall reno.	

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				FLOOR	WALLS	CEILING	GENERAL				
	- Accessories	Toilet paper, paper towel and soap dispensers in poor to fair condition.	Provide new as part of the bathroom renovations.	-	-	-	1-2	ES	S	part of overall reno.	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Bathrooms configuration is non-accessible for clearances, no grab bars, accessories not accessible within required reach ranges. No accessible fixtures or stalls.	Perform general gut and complete renovation of Girls and Boys toilet rooms to meet accessibility requirements.	-	-	-	-	-	S	part of overall reno.	
34.	**Staff Toilets**										
	- Finish Materials	Overall room size small, antiquated and non accessible. Finished wood floor and plaster walls & ceiling in fair to good condition.	Perform general gut and complete renovation of toilet rooms.	2	2	2	2	OB	S	100 sf	
	- Toilet Partitions	None - single use.	No action required.	-	-	-	-	-	-	part of overall reno.	
	- Plumbing Fixtures	Antiquated and non-accessible. Refer also to plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report	
	- Mirrors	None	Consider providing mirrors as part of the bathroom renovations.	-	-	-	-	-	-	part of overall reno.	
	- Accessories	Toilet paper and soap dispenser. No other fixed accessories.	No action required.	-	-	-	-	-	-	-	
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Overall room sizes small, antiquated and non-accessible. Insufficient clearances, no grab bars, dispenser locations not code compliant - located too high above floor.	Provide compliant grab bars and dispensers as part of bathroom renovations. Verify whether accessible toilet room clearances can be provided at current locations.	-	-	-	-	OB	S	part of overall reno.	
35.	**Storage**										
	- Finish Materials	Refer to entries under student bathrooms for basement storage areas.	Perform general gut and complete renovation of entire basement area.	2	1-2	2	1	OB	S	2943 sf	
	- Built-In Storage	None	No action required.	-	-	-	-	-	-		
	-Other										

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				FLOOR	WALLS	CEILING	GENERAL				
36.	**Mechanical & Service**										
	- Finish Materials	Refer to entries under student bathrooms for basement storage areas.	Perform general gut and complete renovation of entire basement area. Refer to line item for Storage above.	1	1-2	2	1	OB	S		
	- Sinks	Utility sink just outside boiler room. See plumbing system report.	See plumbing system report.	-	-	-	see plumb. report	see plumb. Report	see plumb. report		
	- Emergency Shower & Eyewash	None	Verify AHJ doesn't require.	-	-	-	-	-	-		
	- Tool &Supply Storage	Ad-hoc throughout basement area.	No action required.	-	-	-	-	-	-		
	- Equipment Pads	Concrete pad in fair condition w/ rust staining.	Clean and seal pad.	-	-	-	2	ES	L		Under maint. budget.
	- Other										
37.	**Controls**										
	- Height (accessibility)	Not all switches and system controls are within MAAB reach ranges.	If future building renovations trigger accessibility code requirements, relocate controls to be within required reach range.	-	-	-	-	-	-		Costs under renovation estimate.
38.	**Other Spaces**										
	Basement	Basement throughout exhibits signs of high humidity and water intrusion at foundation walls, resulting in questionable environmental quality.	Further investigate to determine source of water intrusion and proper mitigation method.	-	-	-	1	-	S		Refer to found. wall entry under structural report

DRAFT

McHUGH ALTERNATIVE SCHOOL (RIVERSIDE SCHOOL)

Date of Review: Thursday, July 25, 2013.

D. Structural

1.	**Executive Summary:** Construction of the McHugh Alternative School (#31) - once known as the Riverside School, located in the South Lowell neighborhood of Lowell, was completed in 1891. The facility, built on a level site, is comprised of three stories, including a Basement, plus an unoccupied Attic, with a floor area of approximately 16,820 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1891. Age of Building: 122 years. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** 1975 (Architectural only - No structural renovations). Structural Engineer: NA. Structural Dwgs: NA. Contractor: Name not available. Applicable Building Code: MA State Building Code - 1st Ed. (July 1, 1975).
4.	**Description of Structure:** The facility, built on a level site, is comprised of three stories, including a Basement, plus an unoccupied Attic, with a floor area of approximately 16,820 square feet. Primary structural components include the following: mortared fieldstone and quarried stone at exterior foundation walls; interior concrete and brick walls in Basement; concrete floor slab on grade in Basement; wood - round columns, beams, plank subfloors, finish floors, exterior wall studs (likely with exterior sheathing and clapboards; wood lath and plaster ceilings at First and Second Floors; wood at roof - planks, rafters, beams, and posts. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction may have had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both the exterior and interior wood stud walls (with wood lath and plaster) acting as shearwalls, in conjunction with the roof and floor diaphragms.. Exterior cladding is currently vinyl siding, likely covering the original cladding.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

DRAFT

McHUGH ALTERNATIVE SCHOOL (RIVERSIDE SCHOOL)

Date of Review: Thursday, July 25, 2013.

Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Deterioration at South Side Entrance: The wood posts, vertical wood enclosures, and supporting concrete and stone walls appear to have been subjected to water exposure and/or water infiltration resulting in deterioration or damage. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	b.	Crack - Interior Brick Wall in Basement: There is a large crack in the brick over an arched doorway. It is unclear as to what this wall is supporting, but this condition should be monitored regularly for signs of crack enlargement or extension. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	c.	Fieldstone and Quarried Stone Foundation Walls: There appears to be indications of ongoing water infiltration through the fieldstone and quarried foundation walls at the building perimeter. Aside from other reasons for addressing this condition, this kind of phenomenon could also impair the integrity of the foundation walls which also support the exterior stud bearing walls. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	d.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

RIVERSIDE SCHOOL

Condition Legend	Age Factor	Action Priority
0 - Failed - Not Functional	N- New/Recent	I - Immediate
1 - Poor - Failure Anticipated/Non Code Compliant	ES-W/In Expected Serv. Life	S - Short Term
2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
3 - Good - Functional & Maintained		N/A - Not Applicable
4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	The building does not have a cross connection device.	1	OB	I	Building shall be updated to current NFPA requirements.	N/A	JIG
2.	**Type of Sprinkler System**	The building is not protected by any type of sprinkler system.	1	OB	L	Building shall be updated to current NFPA requirements if renovated.		JIG
3.	**Special Systems**	N/A	N/A	N/A	N/A	None.	N/A	JIG
4.	**Misc Fire Protection**	N/A	N/A	N/A	N/A	None.	N/A	JIG
5.	**Sprinklers**	N/A	N/A	N/A	N/A	None.	N/A	JIG
	PLUMBING							
1.	**Cold Water System**	The building is serviced by a 1-1/2" metered domestic service.	3	ES	N/A	System appears to be in working order.		JIG

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RIVERSIDE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Hot Water System**	Hot water system is generated by one Bradford White Electric type water heater. The heater is dual 4,500 watt elements.	1	OB	S	Replace with new larger volume, high efficiency condensing type heaters.		JIG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron hub and no-hub coupling joints.	2	ES	N/A	System appears to be in working order.		JIG
4	**Plumbing Fixtures**	Fixtures appear original to building. Water Closets are floor mounted with manual flush valves, 1.6 gallons per flush.	1	OB	S	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG
7.	**Plumbing Fixtures**	Lavatories are wall hung vitreous china with two handle faucets.	1	OB	S	Recommend installation of high efficient, low flow fixtures throughout the building.		JIG
8	**Plumbing Fixtures**	Sinks are stainless steel single compartment type.	1	ES	S	Provide accessible fixtures.		JIG

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RIVERSIDE SCHOOL

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N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
9.	**Plumbing Fixtures**	Drinking fountains are wall mounted vitreous china type and are not in use. Porcelain enameled cast iron hand sinks are also not in use. Drinking water is provided by bottle type water coolers on each floor.	0	OB	S	Provide accessible fixtures in all public spaces.		JIG
10.	**Plumbing Fixtures**	Plumbing fixtures in lower level are no longer in use and have been covered over.	0	OB	S	Provide accessible fixtures in all public spaces.		JIG
11.	**Plumbing Fixtures**	Mop sink is a free standing type with non-vacuum type faucet.	1	OB	I	Provide new floor mounted basin with new vacuum breaker type faucet.		JIG
12	**Natural Gas**	Building is serviced with 2 -1/2" natural gas. Gas meter is located inside of building. Gas supplies boiler. Piping is black steel with welded and threaded joints depending on pipe size.	2	OB	S	Gas meter to be relocated to exterior of building and updated to local utility standard.		JIG
	MECHANICAL							
1.	**Heating Plant**	The building is heated by a low pressure steam boiler which is in good condition. The boiler was manufactured by Weil McLain and has a gas fired input capacity of 1,170 MBH. There is a boiler feedwater and duplex condensate pump set located adjacent to the boilers. This condensate receiver appears to be original to the building and should be replaced as it is reaching the end of it's servicable life. There is one combustion air duct openings with no damper. The current size of the opening appears to be inadequate, this condition may not be code compliant and should be further reviewed. Breeching for the boiler system is constructed with what appears to be galvinized sheet metal and exits the building into a masonry chimney.	2	ES	S	Consider upgrading heating system to hot water heating. Until such time, continue steam boiler and condensate system maintenance. Further review and potentially repair/replace boiler combustion air ductwork system.	 	LV

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RIVERSIDE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
2.	**Cooling Plant**	The Building is air conditioned through the use of window air conditioners. These units are located in certain areas and not throughout the entire building.	3	ES	N/A	None at this time		LV
3.	**Air Handling Unit Systems**	There are no major air handling systems located in the building. The building is primarily ventilated through the use of operable windows. The building utilized natural ventilation shafts that were located in several spaces however it appears that these openings were sealed to prevent cold air infiltration.	1	OB	S	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air during occupied times.		LV
4.	**Terminal Unit Systems**	The building is heated through the use of original cast-iron steam radiators. The majority of steam radiators have self contained thermostatic radiator valves. Some spaces utilized ceiling suspended radiators, and some had wall mounted bare fin tube radiation element installed. The spaces with the exposed element should be provided with a cover as this could potentially burn someone. Ventilation air is a major concern during the heating season at times when the windows cannot (or should not for energy conservation purposes) be opened.	1	OB	S	It is recommended that the entire system is converted to hot water and fin tube radiation utilized as its main heat source. The unit heaters are obsolete and are not properly functioning.	 	LV
5.	**Exhaust Systems**	Currently, there are no exhaust systems provided for this building. There is no exhaust within the toilet and storage rooms which is not code compliant.	1	OB	I	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.		LV
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping are routed, exposed in occupied areas, and have damaged insulation or are un-insulated.	1	OB	S	The building steam heating system should be considered for replacement and conversion to a hot water heating system. Steam and condensate piping sections will need to continually be maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis. Insulation should be provided on bear pipes to minimize heat loss and prevent injury.	 	LV

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RIVERSIDE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
7.	**Automatic Temperature Controls**	The building heating boiler plant system is controlled by a Talon DDC front-end ATC controller that is connected to a city wide energy management system. Majority of the cast iron radiators are controlled through a thermostatic control valve which provides occupant temperature control.	1,2	ES,OB	S	Consider upgrading building to full DDC control system. The current sensors and boiler plant controls being monitored by the city is functioning however, comfort levels within the building vary based on location within the building and overall is minimizing system efficency.	 	LV
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 200 amp, 120/208 volt, 3 phase, 4 wire and is in fair condition. The equipment is manufactured by Challenger. The service is located in the basement and the Utility Co. meter is located outside of the building.	2	OB	S	The Challenger distribution panel with 200A MCB is obsolete. The Challenger product line was purchased by Eaton/Cutler Hammer.		AD
2.	**Distribution System**	The feeders and Westinghouse subpanels are in fair condition. There is no TVSS equipment at main distribution panel and remote panels.	2	ES	S	Circuits should be separated by load type and TVSS should be added to panels that serve computer equipment.		AD
3.	**Branch Circuits**	Branch circuit wiring consists of MC Cable and is in fair condition. The circuits are segregated by load type such as lighting, HVAC, receptacles, etc.	2	ES	S	The quantity of receptacles is minimal in classrooms and computer classroom. Extension cords are being used.		AD

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
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RIVERSIDE SCHOOL

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
4.	**Interior Lighting**	Lighting consists of 2'x4' fluorescent recessed with (4) T8 lamps and wraparound fluorescent fixtures.	2	ES	S	The light level is not adequate.		AD
5.	**Exterior Lighting**	The only exterior lighting is located at the exterior doors.	2	OB	S	It is recommended to install new building perimeter fixtures and replace the existing fixtures over exterior doors.		AD
6.	**Emergency Power**	There is no generator installed.	N/A		L	A new emergency generator is recommended.		AD
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	L	System appears to be in good working order. Also, it is not required by code, however, we recommend to install emergency batteries in toilets, recreational, and community rooms.		AD
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a manufactured by FCI Model AF-9200 with four zones and is located on the first floor.	2	ES	L	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.		AD
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system (Aiphone) for the side entrance door #1 with a monitor and is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.		AD
10.	**Communication / Clock System**	There are no paging, intercom, or clock systems installed.	N/A		I	The clocks installed are battery operated. We would recommend a new telephone system and paging through the telephone and a new wireless master clock system with GPS base.		AD

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RIVERSIDE SCHOOL

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2 - Fair - Functions, Service Required	OB - Obsolete	L - Long Term
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4 - Excellent - New		
N/A - Not Applicable		

E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
11.	**Data Systems**	The data system is in good condition. Cat 6 wiring has been installed to serve computer classroom and classrooms. The number of drops in each classroom consists of one per wall.	3	ES	L	The system appears to be well maintained. We would recommend wireless access points be installed in corridors.		AD

DRAFT

29 Lowell Adult Education Program - at the Green School

- Summary Narrative
- Site Analysis Graphic
- Photographs
- General Building and Site Information
- Architectural Existing Conditions Report - Site, Building Exterior and Building Interior
- Structural Existing Conditions Report
- Fire Protection, Plumbing, Mechanical and Electrical Systems Existing Conditions Report

Summary Narrative

Site

- The site is bordered on two sides, front and rear, by city sidewalks and streets. The main entrance is off Merrimack Street. Access for both pedestrian and vehicular is from the front. Parking is in back, but there is pedestrian access only from Market Street.
- The perimeter of the site is defined by a chain link fence on three sides and an abutting façade to the SE. The site is effectively paved. There are occasional mature trees along the City owned sidewalk adjacent to Merrimack Street.
- The site is handicapped accessible from Merrimack Street but not from Market Street. A set of stairs with approximately a four foot rise connects the sidewalk on Market Street to the site. None of the building entrances are accessible. Any major building project will need to address these issues.

Building Exterior

- Originally the Green Elementary School, constructed in 1870, the building was re-purposed for adult education. The exterior brick and masonry elements are in excellent condition given the buildings age. The painted wood cornice, soffits and dentals are failing and need to be refurbished. The painted steel fire escape should be inspected by a structural engineer, repaired and repainted as required. The replacement windows with translucent (Kalwall) upper section appear to be 30 or more years old, and should be replaced. The main front entrance has been recently replaced and is in good condition, however, all the other exterior doors and frames need to be replaced. The roof and the metal roof edge, based on conversations with the custodial staff and from internet photos, will need to be replaced.
- In the rear of the original brick building there is an attached “out building” of wood frame construction with vinyl clapboard siding. The date of this addition is unknown. The construction is marginal and ultimately the demolition of this structure should be a consideration for any major renovation project going forward.

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Summary Narrative

Building Interior

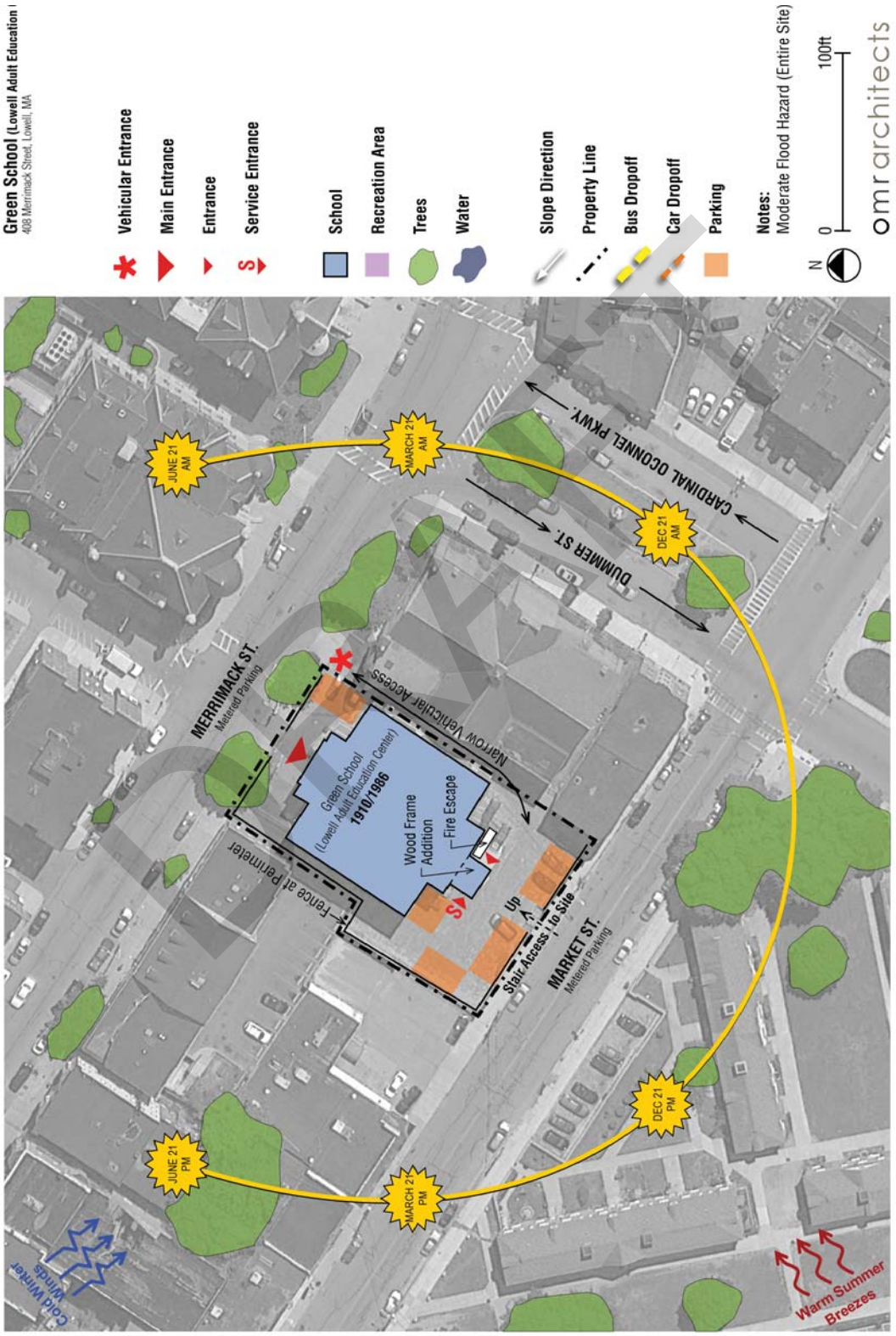
Finishes:

- All exterior entrances open directly into the interior stairs resulting in the building being both inaccessible in its current state and difficult to renovate for accessibility. There are two major stairs, front and back, that are well worn at this point and with both accessibility and building code issues.
- The finished floors are probably the single most deficient component in the existing building. Without exception they all need to be replaced. The VAT tile that covers most of the floors is cracked, buckled, or splintered and is being held in place or made safe with duct tape. The subfloor appears to be compromised, as well, and careful investigation will be required to determine the best method of remediation.
- The walls throughout have wood wainscoting to chair rail height and painted plaster above. The condition is good. The doors and frames are generally original and should be replaced. At minimum the hardware needs to be brought up to code. All display boards should be replaced; the chalk boards appear to be original or at the very least very old.
- Ceilings in corridors are ACT and in good conditions. Classroom ceilings are mostly painted plaster with ACT in a few cases, also in good condition.
- The ceilings in the basement are ACT and very low. The ceilings in utility rooms and toilet rooms are plaster with exposed pipes, etc. The floors are VCT and the condition is better than the upper levels but still requires replacement. The computer room has a raised floor with hardwood strip flooring. Walls vary from painted brick, painted CMU, to plaster with wainscoting. Toilet room partitions are made of painted plywood.

Refer to the structural and mechanical system existing conditions reports for those corresponding summaries.

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Site Analysis Graphic



Photographs



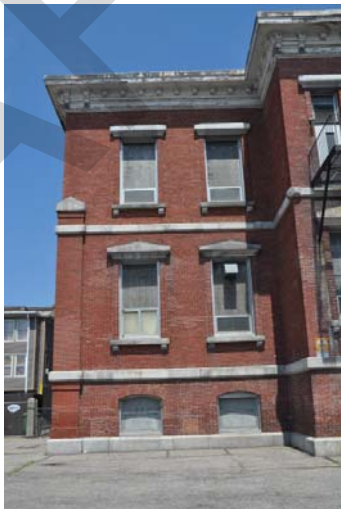
The detailing of the front entrance is appealing but requires repointing and repair. Entrance unit is in fair condition, but not accessible.



The stone detailing at the sills and lintels are in good condition. The frieze/ soffit needs restoration. All windows and translucent panels should be replaced.



The metal fire escape should be inspected, prepped and painted. Soffit/frieze and roof edge have failed and require full restoration.



At the south elevation the masonry façade is in fair condition. The windows with translucent panels should be replaced.



This image captures the extent of the repair and restoration required to the east and south elevations.



Wood frame addition with vinyl siding is in poor condition and probably should be demolished as part of any major project. The paving has multiple repairs and should be resurfaced and striped.

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Photographs

It is evident from this photo the building is in need of extensive restoration of all exterior components.





Much of the construction remains original with the exception of ceilings and lighting. The flooring is not original, but has failed and requires replacement.

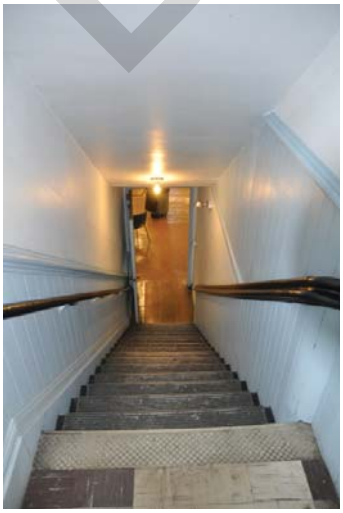
The vinyl asbestos tile floors in most locations are failing. The subfloor appears to be compromised, as well.





Typical classrooms are appropriately sized with high ceilings. The back of the classroom in most cases are partitioned off for breakout and/or storage.

Narrow stair to basement. The treads, risers, and railings all appear to be original and do not conform with the current code.

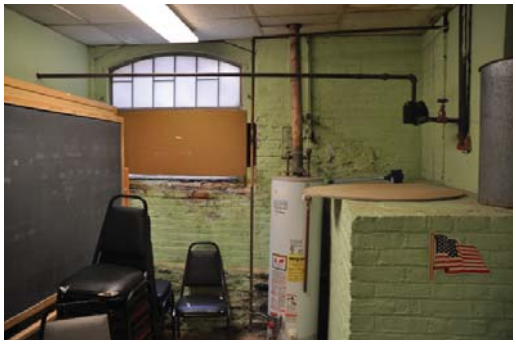




Common room in basement. The basement spaces are marginal and would benefit from a full renovation.

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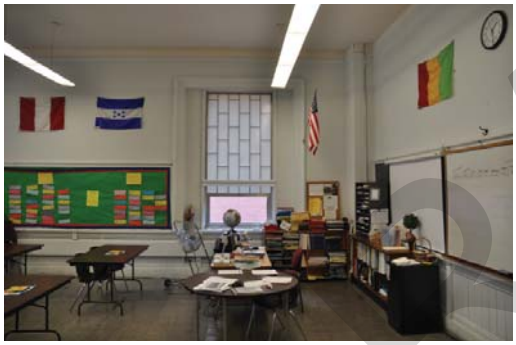
Photographs



Example of a storage/mechanical space in disrepair. These conditions are typical of many spaces in the basement.



Student toilet rooms are located in the basement and are in a state of disrepair as evident from the image. Toilet rooms are not accessible.



The aluminum windows with translucent panels above have exceeded their useful life expectancy. The roller shades are mounted over the operable hopper only.



Lobby space open to original stair. With the exception of the ceilings and lighting all finishes are dated and need to be refurbished or replaced. Stair is non-conforming.

DRAFT

General Building Information

SCHOOL NAME	**Lowell Adult Education Center at the Green School**
SCHOOL ADDRESS	408 Merrimack Street, Lowell MA 01852
SERVING GRADE LEVELS	Adult Education
NUMBER OF STUDENTS	-
NUMBER OF STAFF	-
ORIGINAL CONSTRUCTION	1870
DATE OF ADDITIONS	unknown

General Site Information

TOTAL SITE AREA	**19,586 sf**
SITE AREA FOR BUILDINGS	7,820
SITE AREA FOR PAVING	11,766
SITE AREA FOR PLAYFIELDS	O
SITE AREA FOR OPEN SPACE	950
ZONING DESIGNATION	DMU - Downtown Mixed Use District
NEIGHBORHOOD	The Acre

all site SF values are approximate

Building Construction Information

SECTION OF BUILDING	APPARENT CONST. TYPE	OCCUPANCY TYPE	BUILDING AREA (GSF)	BLDG. HT. & # OF STORIES (+ BSMT.)	FIRE PROTECTION SYSTEM
Original Building	unknown - no exist. documents	B	approx. 22,800	2 stories + basement	none
Addition	unknown - no exist. documents	B	included in abv.	2 stories	none

No comprehensive code review has been performed. Information presented here is based on available documentation and observable conditions.

DRAFT

Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

SCHOOL NAME: Lowell Adult Education Center

DATE OF REVIEW: 07-01-2013

REVIEWER: CK / RS

Condition Legend	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	S - Short Term
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3 - Good - Functional & Maintained		
4 - Excellent - New		

A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Building Entrances**							
	- Locations and Materials	Total of 6 entrances and exits. Some exits are connected to a exterior fire escape. No accessible entrance(s).	Make main entrance accessible	1	OB	S	allow for 1 entry modify.	
	- Connection to accessible route and accessibility	Building and site is not accessible	At least one entrance to be made accessible via a ramp. If future renovations trigger accessibility code or building code requirements, remainder of entry doors are required to be ADA accessible.	1	OB	S	OB	Costs to modify remaining entries under renov. estimate
2.	**Parking**							
	- Site Locations, Layout and Paving Materials	Parking in back. Unable to determine number of cars. Large bit conc. area w/out any markings. On street metered parking.	Parking lot should be repaved; provide markings indicating parking layout. Address accessible parking.	1	OB	S	10000 sf	
	- Curbing Materials and Wheel Stops	Concrete curbs and retaining walls, granite at base of building	Concrete requires repair or replacement	1	OB	S	50 lf	
	- Number and size of spaces by type (typical, accessible)	Unknown	See above	-	-	-	-	
	- Parking striping	None visable	See above	-	-	-	-	
	- Accessible Parking Signage	None visable.	See above	-	-	-	-	
3.	**Vehicular Drop-Off & Pick-Up Areas**							
	- Locations	None identified. City street and sidewalk could address this need.	No action required	-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Car and Bus Separations	See above		-	-	-	-	
4.	**Vehic. & Pedestrian Circulation**							
	- Observed Circulation Patterns	None observed	Pavement striping and signage could improve circulation patterns	-	-	-	-	
	- Traffic Markings and Traffic Signage	City streets only	see above	-	-	-	-	
	- Walkway Materials	Concrete and bit. Conc.	see item 2 above	-	-	-	-	
	- Curb Cuts and Detectable Warning Strips	None on site.	No action required	-	-	-	-	
	- Pedestrian Ramp Locations and Materials	None	See item 1 above	-	-	-	-	
5.	**Fire Department Access**							
	- Locations	Street access from Merrimack Street; limited access on two sides. Street access in rear limited by change in grade.		-	-	-	-	
6.	**Service Area**							
	- Paving Materials	Site is paved with bit conc. Service area is not defined.		-	-	-	-	
	- Loading Dock or Leveler	None		-	-	-	-	

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Trash & Recycling Containers (# & size), Trash Compactor (size)							
	- Protective Bollards							
7.	**Fencing**							
	- Locations and Materials	Perimeter of site is defined with a chain link fence, accept SE where it is adjacent to an existing building.	Replace chain link fence with decorative steel picket fence.	1	ES	S	280 lf	
8.	**Site Topography**							
	- Characteristics	Generally flat; steps and retaining wall to street in back. Approximately 4' change in elevation. Site is not accessible from the back, SW property line.	No action required	-	-	-	-	
9.	**Plantings, Trees and Shrubs**							
	- Locations, Types and Densities	2 free standing planting pots at front entrance only. Mature trees at city owned sidewalks off Merrimack Street.	No action required	-	-	-	-	
10.	**Courtyards & Exterior Gathering Spaces**							
	- Locations, Materials and Characteristics	None	No action required	-	-	-	-	
11.	**Site Lighting (see electrical obs. also)**							
	- Fixture Types (pole, bollard, wall, soffit) and Materials	Street lights.	No action at this time. Consider replacing under future renovation.	-	-	-	-	
12.	**Site Utilities & Sources**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Water, Sanitary, Electricity, Transformer, Telecom, Gas and Oil	Yes	See GGD reports.	-	-	-	-	
13.	**On-Site Renewable Energy Sources**							
	- Photovoltaic Panels, Wind Turbines	None	No action required	-	-	-	-	
14.	**Site Furniture & Accessories**							
	- Types, Locations, Materials	None	No action required	-	-	-	-	
	- Bicycle Racks	Bike rack on site in disrepair	Replace bike rack	0	OB	S	1 rack	
	- Flagpoles	Flag Pole - clear anodized, like new condition.	No action required	4	N	-	-	
15.	**Site Drainage**							
	- Ponding	None	No action required	-	-	-	-	
	- Catch Basins	Yes, one observed	No action required	-	-	-	-	
	- Bio-retention area	None	No action required	-	-	-	-	
16.	**Irrigation System**							

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A. Site

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Locations	None	No action required	-	-	-	-	
17.	**Other Observations**							
		Attached two story wood frame building with vinyl siding in rear, aluminum widows with wood trims. Doors are hollow metal with wood trims. Painted metal fire escape.	No action at this time. Replace with future renovation	1	OB	-		Costs under renovation estimate

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
1.	**Exterior Wall Cladding**							
	- Materials	Common red brick with a Running Bond. Attached out building in rear; wood frame with vinyl clapboard siding.	Repair, repoint and clean brick and granite as required. Investigate cause of water intrusion at basement wall.	3	ES	L	1,100 sf repair, 2,200 sf repoint 11,000 sf clean	repair costs include investigation
2.	**Windows**							
	- Frame Materials	Aluminum frames with Kalwall panels above	Replace all windows and panning	1	OB	S	1800sf	
	- Glazing Type and Color	Varies. Most are glazed with polycarbonite and Kalwall.	Replace with insulating glass units	1	OB	S	incl. in above	
	- Operable sash type and sash hardware	Mostly awning type sash; some casements.	Repalce with window frames above	1	OB	S	incl. in above	
	- Storm Windows and Insect Screens	None	No action required	-	-	-	-	
	- Sills	Granite	See exterior wall cladding above	3	ES	L	-	
	- Shades or Blinds	At operable section only, not at upper Kalwall section.	Replace with shades that cover the full opening	1	OB	S	1800sf	
3.	**Entrance Systems**							
	- Frame Materials	Aluminum	Restore existing front entrance	2	ES	S	140sf	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Glazing Type and Color	Insulated Glass Units	Replace with frame	-	-	S	incl. in above	
	- Door widths & clearances	2 - 3'	Restore with frame	-	-	S	incl. in above	
	- Entry door hardware	Match entrance unit	Replace hardware	1	ES	S	2 units	
	- Power operators	None	No action required	-	-	-	-	
4.	**Exterior Doors**							
	- Materials	Hollow metal doors and frames.	Replace with new units	1	OB	S	6 units	
	- Door widths & clearances	Replacement units will have required width and clearance.	No action required					
	- Door hardware	very old, obsolete.	Replace hardware as part of new doors.	1	OB	S	incl. in above	
	- Overhead or Coiling Doors	None	No action required	-	-	-	-	
5.	**Fascia, Trim, Soffits & Overhangs**							
	- Materials	Wood cornice and dental work. Metal roof edge	Repair/restore as required	1	OB	S	240lf	
6.	**Sealants & Expansion Joints**							

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
	- Materials	Sealants at or exceeding useful life at door &window openings.	Replace sealants at window and door openings	1	OB	S		
7.	**Roof Assembly and Flashing**							
	- Flat or sloped geometry, Materials	Flat. It is believed to be T&G based on observations from Google Maps. No admittance to roof. Shallow sloped roof on out building in rear.	Provide an allowance for replacement based on probable age of roofing type	2	ES	S	Allow. of 8000 sf	
	- Roof edges and copings	Metal roof edge with saw tooth profile.	Include in roofing replacement	1	OB	S	-	
	- Walkway pads	Unknown	Include in roofing replacement	-	-	S	-	
8.	**Skylights**							
	- Type (unit or glazed)	None	No action required	-	-	-	-	
	- Glazing Type	None	No action required	-	-	-	-	
	- Curbs	None	No action required	-	-	-	-	
9.	**Gutters and Downspouts**							
	- Locations and Materials	None	Povide new gutters and down spouts at rear of building	-	-	S	Allow.	
	- Splash block or tied to storm drainage	None		-	-	-	-	

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B. Building Exterior

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES
10.	**Exterior Stairs and Ladders**							
	- Locations and Materials	Fire escape	Inspect, repair, clean and paint.	1	OB	S	2 1/2 flights	See additional costs under structural report
11.	**Areaways**							
	- Locations, Materials and Gratings	Egress from basement, concrete stairs and retaining walls, painted rail. No grate required	Replace door	1	OB	S	1	
12.	**Decorative Items or Features**							
	- Types and Locations	Brick is arched and has various carved granite sills, lintels, etc. Decorative brick coursing and pilasters.	Most in good condition. Any requiring repair are covered in brick and granite work	3	ES	-	-	
13.	**Other Observations**							
		Exterior louvers in poor condition.	Replace exterior louvers	1	OB	S	24 SF	

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.
				FLOOR	WALLS	CEILING	GENERAL			
1.	**Entrance Vestibules & Lobby**									
	- Finish Materials, Entrance Mats	Opens on to a stair landing. Floor is VCT with loose walk off mat. It should be noted that the entrance is not accessible.	All floors need to be replaced. Integral walk off mat should be installed.	2	2	2	2	OB	S	per below
2.	**Corridors**									
	- Finish Materials	Floors are ACT for the most part and are in poor condition. Walls are original; plaster and wainscoting. Ceilings have relatively new acoustic tile and lighting.	Floors should be replaced. Subfloors may require replacement too. Verify new flooring selection is compatible with subfloor.	0	2	3		OB	S	6000sf VCT
	- Lockers	None	No action required	-	-	-	-	-	-	-
	- Transoms & Borrowed Lights	Transoms have been covered up for the most part	No action required	-	-	-	-	-	-	-
	- Doors Opening into Corr. (rating, closers, hold-opens, swing)	Wood doors and frames, original construction - not rated	Door and hardware should be replaced as part of a renovation project.	-	-	-	1	OB	S	
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Wood doors and frames, original construction - not rated		-	-	-				with int. doors
	- Apparent rated corridor construction	Original plaster construction with wood wainscoting	No action required	-	-	-	-	-	-	-
	- Wall Projecting Objects	Yes - numerous violations	If future building renovations trigger accessibility code requirements, modify condition for non conforming items.	-	-	-	1	-	-	-
	- Drinking Fountains	Very old vitreous china unit. Height set for you younger children	Should be replaced to meet code. See plumbing report	-	-	-	see plumb. report	see plumb. Report	see plumb. report	see plumb. report

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.
				FLOOR	WALLS	CEILING	GENERAL			
3.	**Building Signage**									
	- Materials	No formal signage	Appropriate signage should be added. See item below.	-	-	-	-	OB	-	68 signs
	- Code Required	No	See item below.	-	-	-	-	-	-	
	- Accessibility Compliance	No	If future building renovations trigger accessibility code requirements, provide code compliant room, directional and informational signage.	-	-	-	-	-	-	
4.	**Stairs & Exits**									
	- Finish Materials	Floor finishes vary. Rubber, vinyl w/ metal nosing's, painted and wood construction. Plaster walls and ceiling finishes vary	Floor, tread and riser finishes should all be replaced and modified as necessary to meet code	1	2	2	2	OB	S	4 flights
	- Tread & Riser Height Uniformity & Nosing Compliance	Non-conforming	Modify to conform.	-	-	-	0	OB	S	incl. in above
	- Guardrails (height, sphere)	Non-conforming	Guards and rails should be modified to meet code.	-	-	-	0	OB	S	incl. in above
	- Handrails (height, extensions, profile)	Non-conforming	Modify to conform.	-	-	-	0	OB	S	incl. in above
	- Landing Clearances	Adequate, in most cases	No action required	-	-	-	-	-	-	-
	- Minimum Headroom	Adequate, in most cases	No action required	-	-	-	-	-	-	-
	- Presence of Storage Beneath	Yes	Items should be removed and stored properly	-	-	-	-	-	I	-

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.
				FLOOR	WALLS	CEILING	GENERAL			
5.	**Elevators & Lifts**									
	- Elevator Finish Materials, Cab Size (gurney), Weight Capacity, # of Stops	No Elevator	Install elevator to provide accessible route to all building levels to comply with MAAB.	-	-	-	-	-	S	one 3-stop elevator & shaft encl.
	- Chairlift Finish Materials, Platform Size, Clearances	None	No action required	-	-	-	-	-	-	-
6.	**Interior Doors & Sidelights**									
	- Materials	Wood doors and frames, original construction.	Doors and hardware should be replaced	-	-	-	1	OB	S	68 units
	- Door hardware	Very old	See above	-	-	-	1	OB	S	incl. in above
	- Door widths & clearances			-	-	-				
	- Door Thresholds	Varies	Address non-conforming thresholds with door replacement.	-	-	-	1	OB	S	incl. in above
	- Finish Materials	Paint	No action required	-	-	-	2	OB	-	-
7.	**General Purpose Classrooms**									
	- Finish Materials	Floors are generally VAT, walls plaster with wainscoting and ceilings ACT	Floors should be replaced. Subfloors may require replacement, too. Verify new flooring selection is compatible with subfloor.	1	2	2	1	OB	S	17000sf
	- Casework	None	No action required	-	-	-	-	-	-	-

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.
				FLOOR	WALLS	CEILING	GENERAL			
	- Visual Display Surfaces	Marker boards added over existing chalk boards	All display boards should be replaced	-	-	-	1	OB	S	1600sf
	- Sinks	none in classrooms	No action required	-	-	-	-	-	-	-
	- Light Fixture Types and Layout	Pendant	See engineer's report Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report
	- Audio-Visual & Interactive Systems		See engineer's report Electrical	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report
8.	**Technology Classroom**									
	- Finish Materials	Similar to a typical classroom, but with a wood frame/wood strip flooring over slab on grade.	Replace with VCT similar to general purpose classrooms	1	2	2	2	ES	L	with typ. clsrm.
	- Casework									
	- Visual Display Surfaces	Similar to typical classroom	Replace per general purpose classroom				1	OB	S	with typ. clsrm.
	- Sinks	None	No action required	-	-	-	-	-	-	-
	- Light Fixture Types and Layout	Pendent	See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report
	- Audio-Visual & Interactive Systems		See electrical report	-	-	-	see elect. report	see elect. report	see elect. report	see elect. report
9.	**Admin. Office Area**									

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				FLOOR	WALLS	CEILING	GENERAL			
	- Finish Materials	Similar to a typical classroom	Replace flooring with carpet tile	1	2	2	1	OB	S	1100 sf
	- Casework	N/A	No action required	-	-	-	-	-	-	-
	- Visual Display Surfaces		No action required	-	-	-	-	-	-	-
	- Entry Door Intercom	None observed	No action required	-	-	-	-	-	-	-
	- Reception/Waiting	Limited - in corridor	No action required	-	-	-	-	-	-	-
	- Conference	None	No action required	-	-	-	-	-	-	-
	Workstations (FF+E)	FF&E	No action required	-	-	-	-	-	-	-
10.	**Student Toilets**									
	- Finish Materials	Materials vary and are in very poor condition	Renovate entire toilet rooms	0	0	0	0	OB	S	500 sf
	- Toilet Partitions	Materials vary and are in very poor condition	Replace	-	-	-	0	OB	S	part of overall reno.
	- Plumbing Fixtures	Materials vary and are in very poor condition	Replace. See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report
	- Mirrors	Materials vary and are in very poor condition	Replace	-	-	-	0	OB	S	part of overall reno.

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	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.
				FLOOR	WALLS	CEILING	GENERAL			
	- Accessories	Materials vary and are in very poor condition	Replace	-	-	-	0	OB	S	part of overall reno.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Toilet rooms are non-conforming	Redesign to accommodate accessibility.	-	-	-	-	-	S	part of overall reno.
11.	**Staff Toilets**									
	- Finish Materials	See student toilet rooms	Renovate entire toilet rooms	0	0	0	0	OB	S	100 sf
	- Toilet Partitions	See student toilet rooms	Replace	-	-	-	0	OB	S	part of overall reno.
	- Plumbing Fixtures	See student toilet rooms	Replace. See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report
	- Mirrors	See student toilet rooms	Replace	-	-	-	0	OB	S	part of overall reno.
	- Accessories	See student toilet rooms	Replace	-	-	-	0	OB	S	part of overall reno.
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	See student toilet rooms	Redesign to accommodate accessibility.	-	-	-	0	-	S	part of overall reno.
12.	**Mechanical & Service**									

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C. Building Interior

	SPACE TYPE	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	CONDITION				AGE FACTOR	ACTION PRIOR.	QNTY. INFO.
				FLOOR	WALLS	CEILING	GENERAL			
	- Finish Materials	Painted brick and concrete	Defer upgrade to when a complete reovation is done.	2	2	2	2	OB	-	-
	- Sinks	some- very old	Replace. See plumbing report.	-	-	-	see plumb. report	see plumb. report	see plumb. report	see plumb. report
	- Emergency Shower & Eyewash	None	No action required	-	-	-	-	-	-	-
	- Tool &Supply Storage	None	No action required	-	-	-	-	-	-	-
	- Equipment Pads	None	No action required	-	-	-	-	-	-	-
	- Other									
13.	**Controls**									
	- Height (accessibility)	Non-conforming	Modify heights when existing equipment and systems are replaced under a complete renovation.	-	-	-	1	OB	-	-

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LOWELL ADULT EDUCATION CENTER

Date of Review: Thursday, July 25, 2013.

D. Structural

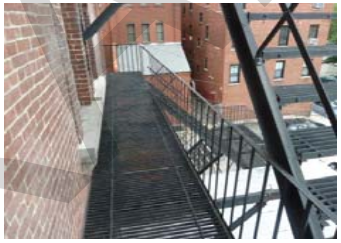
1.	**Executive Summary:** Construction of the Lowell Adult Education Center (#30) - once known as the Green School, located in The Acre neighborhood of Lowell, was completed in 1870 and renovated after a fire reportedly damaged the top story. The facility, built on a level site, is comprised of three stories, including a Basement that is half-way below grade, with a floor area of approximately 26,490 square feet. Based on the site visit and subsequent consideration, the building structure generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
2.	**Original Construction:** 1870. Age of Building: 143 years. Structural Engineer: Name not available. Structural Dwgs: Not Available. Contractor: Name not available. Applicable Building Code: Lowell Building Code or design standards in effect at time of construction.
3.	**Renovations:** Structural Engineer: NA. Structural Dwgs: NA. Contractor: NA. Applicable Building Code: NA.
4.	**Description of Structure:** The facility, built on a level site, is comprised of three stories, including a Basement that is half-way below grade, with a floor area of approximately 26,490 square feet. After a fire reportedly damaged the top story, a new roof was framed at about four feet above the original top floor level. Primary structural components include the following: mortared foundation walls; exterior bearing walls with large openings for windows; interior brick bearing walls; concrete slab on grade at Basement; wood floor framing (likely); roof framing - cementitious structural roof deck and open web steel joists. Lateral Force Resisting System (LRFS) - Although the building code governing the original construction may have had wind design requirements, it predated later codes (circa 1970) which included provisions pertaining to lateral forces induced by seismic events. The primary structural system likely has some inherent lateral-force resistance that involves both exterior and interior unreinforced brick bearing walls acting as shearwalls. Exterior cladding is part of the exterior bearing walls.
5.	**Overall Condition of Structure:** From a structural standpoint, based on the site visit and subsequent consideration, the primary structure of the building generally appears to be in fair-to-good condition, with the exception that a few items will require attention (refer to Item 8 - Distress, Defect, or Damage).
6.	**Seismic Upgrades:** Depending upon the extent of any new renovations that may be contemplated, a structural review would have to be made to determine if any structural upgrades are triggered with regard to the building code seismic requirements applicable at the time the new renovations are implemented.
7.	**Limitation:** FBRA conducted a site visit that included both an interior walk-through, an exterior walk-around, and a walk-about on the flat roofs where they were accessible, to observe the general structural condition of the building. No probing, exploratory demolition, or testing was performed, and no measurements of existing structural members were recorded. The intent of the site visit was to look for signs of distress and indications of defects or damage that might affect the primary structural components or elements of the building's exterior facade construction. Note that in many cases the structural components were obscured either due to their being hidden behind finishes, their inaccessible location, or similar constraint. Signs of distress or defects or damage might include the following: bowing, cracks, decay, deterioration, efflorescence, exfoliation, rot, rusting, spalling, staining, sagging, and indications of water leakage. Action priority assigned to any observed distress, defect, or damage is based on the severity of the condition and its impact on the serviceability of the structure.

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Condition Legend
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functioning, Service Reqd
3 - Good - Functional & Maintained
4 - Excellent - New
N/A - Not Applicable

Action Priority
I - Immediate
S - Short Term
L - Long Term

D. Structural

					CONDIT-ION	ACTION PRIORITY
8.	**Distress, Defect, or Damage:**					
	a.	Fieldstone and Brick Foundation Walls: There appears to be indications of ongoing water infiltration through the fieldstone and brick foundation walls at the building perimeter. Aside from other reasons for addressing this condition, this kind of phenomenon could also impair the integrity of the foundation walls which also support the exterior brick bearing walls. An allowance covering an investigation and potential repair work of this condition should be included.			**2**	**S**
	b.	Steel Fire Escapes: Although the fire escape appears to be in reasonably good condition, there are some indications of preliminary rusting. To avoid any potential safety hazard from developing, it is recommended that a detailed investigation be performed to verify that all in-situ structural members, including treads, and corresponding connections are adequate for their intended purpose. An allowance covering an investigation and potential repair work of this condition should be included.			**3**	**S**
	c.	Roof Overhang: Portions of the wood construction at the roof extend beyond the exterior brick bearing walls. At some locations the wood has been damaged and could develop into a safety hazard. An allowance covering an investigation and repair work of this condition should be included.			**1**	**I**
	d.	Roofs: A few roof leaks have been reported at this facility and there is evidence at various locations. Cautionary Note: Leakage due to a local failure in the roofing system could, over time, cause damage to elements of the primary structure of the building. Furthermore, an excessive build-up of water on the roof due to roof drains being clogged, for whatever reason, could develop into a potential hazard in terms of exceeding the structural load-carrying capacity of the roof structure. To prevent such a condition from occurring the roof drains must be kept free of debris.			**2**	**S**

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Lowell Public Schools - Comprehensive Facilities Assessment
Existing Conditions Documentation
OMR Project # 1308.00

LOWELL ADULT EDUCATION CENTER

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
	FIRE PROTECTION							
1.	**Cross Connection Prevention**	No automatic sprinklers in the building.	N/A	N/A	L	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	N/A	CMG
2.	**Type of Sprinkler System**	No automatic sprinklers in the building.	N/A	N/A	L	Recommend building be fully sprinklered including attic.	N/A	CMG
3.	**Special Systems**	No automatic sprinklers in the building.	N/A	N/A	N/A	N/A	N/A	CMG
4.	**Misc Fire Protection**	No automatic sprinklers in the building.	N/A	N/A	N/A	N/A	N/A	CMG
5.	**Sprinklers**	No automatic sprinklers in the building.	N/A	N/A	N/A	N/A	N/A	CMG
	PLUMBING							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Cold Water System**	Domestic water service enter a basement classroom. The domestic water meter appears to have been replaced recently by the municipal water department. There is a reduced pressure backflow preventer provided for boiler water make-up. Piping is generally copper tubing. Piping is generally not insulated. Valves on system show signs of corrosion and generally do not appear to be operational.	1	OB	S	Replace entire piping systems including new shut-off valves.		CMG
2.	**Hot Water System**	Hot water is generated by a tank type natural gas water heater. Water heater has an input of 30,000 BTUH and 30 gallons of storage. Heater is located in a storage room. There is no thermostatic mixing valve.	3	ES	L	Provide thermostatic mixing valve to control water temperature and prevent scalding.		CMG
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with hub and spigot joints. Piping is fair condition. No evidence of damaged. Floor drains are in poor condition.	3	ES	L	Drainage piping can be utilized in future renovations provided it is sized properly. Recommend video inspection of any below slab piping scheduled for reuse. Floor drains should be replaced.		CMG
4.	**Storm Drain System**	Piping where visible is cast iron with hub and spigot joints. Piping is fair condition. No evidence of damage.	3	ES	L	Drainage piping can be utilized in future renovations provided it is sized properly. Recommend video inspection of any below slab piping scheduled for reuse.		CMG

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E. FP/P/H/E

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5.	**Plumbing Fixtures**	Generally fixtures are in poor condition and non-accessible. Basement water closets are floor mounted with manual flush valves. First and Second floor water closets are floor mounted tank type. Urinals are pedastal type with manual flush valves. Lavatories are wall hung with spread faucets. Bubbler is wall hung vitreous china.	1	OB	S	Replace fixtures with high efficient, water conserving type fixtures. Provide toilet facilities for students on all floors.	   	CMG
6.	**Natural Gas**	Building is serviced by natural gas. Gas meter is located in basement classroom (similar to water meter). Gas is provided to the heating boilers and domestic water heater. Gas piping is black steel. Piping is in good condition.	3	ES	L	Relocate gas meter to exterior of building.		CMG
	MECHANICAL							

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E. FP/P/H/E

		DESCRIPTION	CONDITION LEVEL	AGE FACTOR	ACTION PRIORITY	REPAIR NOTES	OTHER NOTES/IMAGES	OBSERVED BY
1.	**Heating Plant**	The building is heated by a low pressure steam boiler which was installed approximately two years ago. The boiler is in very good condition. The boiler was manufactured by Weil McLain Model 888 Series 2. The boiler has a capacity of 2382 MBH input and 1987 MBH output. There is a boiler feedwater and condensate pump set located adjacent to the boilers. The boiler feed unit was manufactured by Skidmore. The boiler feed unit is a Duplex pump model, however only one pump is installed. The newer boiler and feedwater unit were connected to the original steam and condensate piping distribution system with new main heater piping.	4	N	S	Consider upgrading to hot water heating system. Until that time, continue maintenance on boiler and condensate system. Cost estimate based on converting existing steam boiler to HW duty.	 	DP
2.	**Cooling Plant & Air Conditioning**	There is no central cooling plant, and the majority of the building is not air conditioned. A couple of the offices are air conditioned by window AC units.	N/A	N/A	N/A			DP
3.	**Air Handling Unit Systems**	There are no building air handling systems as the building is heated by a steam boiler; repair conditioned and primarily naturally ventilated through the use of operable windows.	N/A	N/A	N/A			DP
4.	**Terminal Unit Systems**	The building is heated by a combination of steam unit ventilators, fin tube style radiator heating units and unit heaters. The majority of terminal steam heating equipment appears to be originally installed equipment and beyond its expected useful service life.	1,2	ES/OB	S	Consider replacing existing steam heating system with a new hot water heating system and replacing existing terminal units. Until that time, steam radiation valves should be repaired as required. Unit heaters should be repaired and/or replaced as required. All terminal units should be cleaned.	  	DP

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5.	**Ventilation & Exhaust Systems**	There are a combination of wall mounted and inline type ventilation and exhaust fans located in the Classrooms. The fans appear to range from fair to poor condition. The restrooms are exhaust by an exhaust air fan system. The exhaust registers and ductwork appear to be in poor condition. There appears to be an abandoned in place exhaust register in the majority of classrooms. The fans are generally located within the classrooms and are noisy during operation and thereby are not ideal for use in a classroom environment.	1	OB	S	Restroom exhaust air fan should be replaced and ductwork and registers should be cleaned. Consider installing a central ventilation and exhaust air system for the classrooms to replace the existing classroom exhaust fans.	 	DP
6.	**Piping System**	The majority of the steam and condensate piping system appears to be in poor condition. Many sections of steam and condensate piping have damaged or missing insulation. Some sections of steam and condensate piping have required repairs recently due to leaks. The majority of the main steam and condensate piping located in the boiler rooms were replaced during a recent boiler replacement project; this piping appears to be in good condition.	1	OB	S	Steam and condensate piping sections will need to be continually maintained for repair of pipe leaks. Steam trap and radiator valves should be maintained on an annual basis. Cost estimate is based on Conversion to HW Heating.	  	DP

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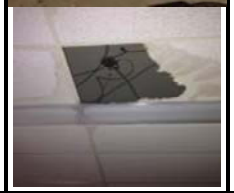
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7.	**Automatic Temperature Controls**	The building heating system is controlled by a pneumatic automatic temperature control system, and a Siemens Talon (Tridium Niagra) DDC front-end ATC controller that is connected to a city wide energy management system. The building has minimal heating control zones. The ATC system compressor appears to be in poor condition.	1	OB	S	Consider upgrading building to full DDC controls. Until that time, consider replacing ATC system compressor system. Cost is based on upgrade to HW DDC Controls an dreuse existing DDC front end controller.	 	DP
	ELECTRICAL							
1.	**Electrical Service**	Service is rated at 600Amps, 120/208V, 3phase, 4wire. 600A Main disconnect switch is located in the main electric room in the lower level along with a C.T. cabinet and main distribution panel 600A rated MDP manufactured by Square D I-line series. The utility co. meter is located in the main electric room.	1	OB	S	The equipment is beyond its serviceable life and is in poor condition. The service capacity is undersized by today's standards. The service should be upgraded and sized for 10W/S.F. to accommodate future loads.		DMP
2.	**Distribution System**	The feeders and subpanels are in poor condition. Non-metallic sheathed feeders are installed panelboards are installed in public spaces and accessible to the public.	1	OB	S	Life of system is same as service equipment. Panels located in public spaces should have the covers locked. Non-metallic feeders should be replaced with pipe and wire. Existing distribution panels should be replaced in the near future.	 	DMP

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3.	**Branch Circuits**	Branch circuitry is in poor condition. Romex cabling has been used throughout which is not code compliant in commercial buildings. Outlets have been added to accommodate new equipment, all work has been done in surface mounted raceway. MC cable has also been used and is exposed in come areas subject to physical damage.	1	OB	S	Romex cable should be replaced with MC cable where concealed and not exposed to physical damage.	 	DMP
4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition.	3	ES	N/A	The system appears to be well maintained. No issues reported from custodial staff.	 	DMP
5.	**Exterior Lighting**	There is one building mounted light at the main entrance that was added.	2	OB	S	It is recommended that the fixture be replaced with LED and dark sky compliant type. Building mounted lights should be provided at each egress door and around the building for some security lighting.		DMP
6.	**Emergency Power**	There is no emergency power.	N/A	N/A	L	We recommend an emergency generator.		DMP

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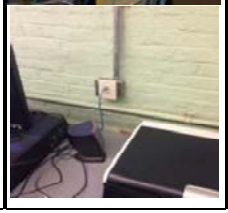
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7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	3	ES	N/A	System is in good working order. No issues reported from the custodial staff.		DMP
8.	**Life Safety (Fire Alarm)**	The fire alarm system is code compliant when installed. The main control panel is a conventional simplex panel. Fire alarm pull stations are located at 54" A.F.F. which do not meet ADA guidelines for accessibility.	1	OB	S	System is in good working order, however is well beyond its expected serviceable life. Parts to repair will be increasingly difficult to find. We recommend that the fire alarm system be replaced with a new addressable type with voice evac.		DMP
9.	**Security System**	The security system consists of motion sensors and door contacts. The system is operational and functional. There is a CCTV system for the main entrance and the rear loading dock entrance with monitor in the admin area is operational.	2	OB	S	The system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.		DMP
10.	**Communication / Clock System**	The paging/intercom system are functioning properly. The head end equipment is located in the admin area. There is no clock system. The Paging system is a Bogen power intercom P1-10 system. There is no telephone system In the building	2	OB	S	The paging system appears to be well maintained. No issues reported from custodial staff, however it has reached its excepted serviceable life. We would recommend installing a wireless GPS based clock system. We would also recommend adding a telephone system to the school.		DMP

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11.	**Data Systems**	The data system consist of Cat6 data cable. The system has recently been upgraded and is in good condition. No interactive whiteboards or projectors were noted in the classrooms.	3	ES	N/A	The data system is about a year old and in good condition. No issues were reported from the custodial staff.	 	DMP

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