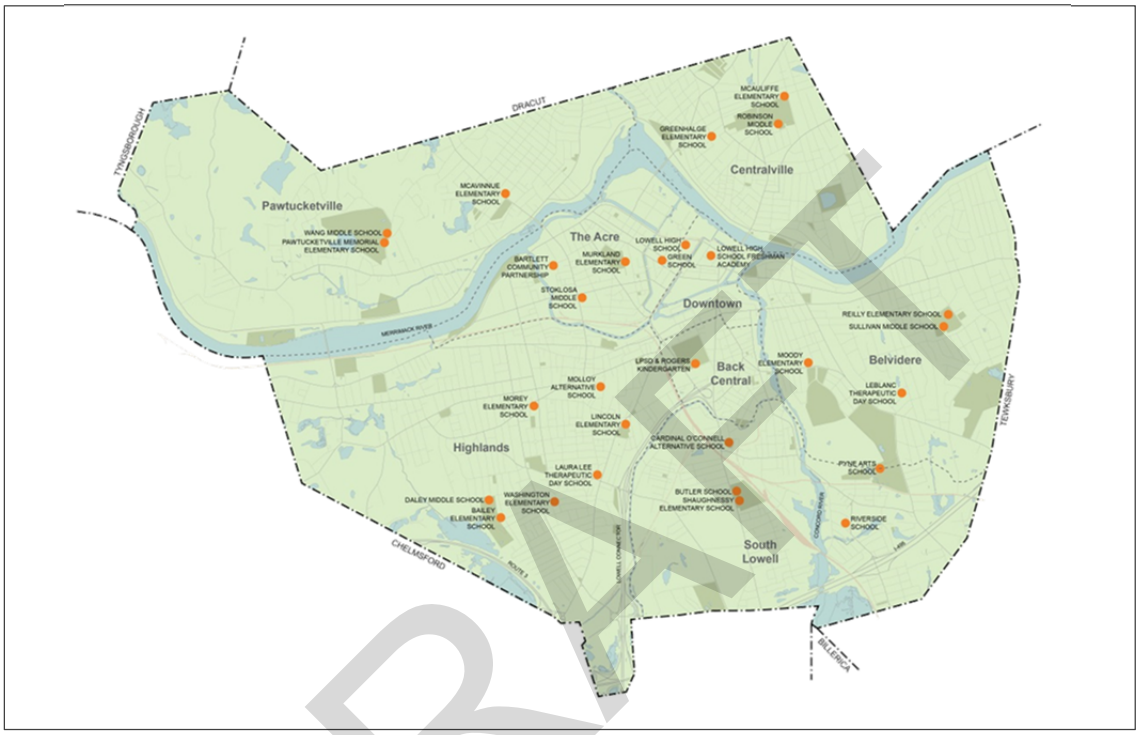
Lowell Public Schools
Comprehensive Facilities Assessment
Lowell, Massachusetts



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Final DRAFT Master Plan Report
February 28, 2014
Volume 2

Submitted by

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Overview

The scope of this master plan does not include preparing a full educational space program for every school facility, but was meant to understand the City of Lowell's schools on a comprehensive level and prepare the City for future building needs. In order to determine the future needs for public school space, one must understand the general space concerns, the programmatic needs, whether there is overcrowding and/ or under-utilized space, and how these spaces relate to current school guidelines as developed by the Massachusetts School Building Authority (MSBA). Therefore, using the current MSBA Regulations and MSBA space summary templates for elementary, middle, K-8 and high schools, as well as the guidelines for classroom enrollment sizes, classroom net square footage standards, grossing factor limits and gross square foot allowances per student, the existing school facilities were studied in relation to the current MSBA guidelines and a space summary was provided for each building.

Note that the MSBA guidelines for high schools do not include schools of the size of Lowell High School's 3,900 students. The MSBA guidelines state that schools greater than 2,000 shall be determined with the MSBA. And the current programming templates do not have grossing factor limits commensurate with a school of this size. With these factors in mind, some liberty was applied to develop an appropriately sized facility based on current and best practices and information available at the time of this report. Further discussions with the MSBA would be appropriate to determine the viability of these educated assumptions.

In conjunction with these guidelines, one must be aware of 21st century standards in school design to have a clear view of how the building works, and should work, with learning and teaching methodologies of today. These common standards include:

- Flexible spaces for student collaboration, interaction and creative thinking, such as small seminar, large group and breakout spaces
- Adaptable and varied spaces that allow for personalization, differentiated instruction and student choice
- Distributed spaces adjacent to classrooms to build student - teacher and teacher - teacher connections, such as teacher planning spaces
- Spaces for visibility to experiential and hands on activities or project-based learning, which include places to work and display, such as Fabrication Labs
- The evolution of the Library to Media Center to Information Commons to today's Learning Commons
- Right sized spaces that allow for today's seamless and interactive technology, evolving tools and accessibility needs
- Efficient, interdisciplinary layouts to optimize the time and ways we educate our students
- Buildings with a sense of place, indoor / outdoor connections, natural daylight and appropriate environmental systems for sustainability and student engagement

An additional factor to consider in each of these school buildings is the current programmatic offerings for the students, and ensuring that these opportunities remain in the Project for the students. Therefore, existing specialty programs have been included in the space summaries, in

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addition to the MSBA spaces, as appropriate. To maintain future parity in programs and spaces amongst the schools in Lowell, it will be important for the District to continue analyzing the current and future educational programs in preparation for any future building project. Once the District and City enters into a Feasibility Study Agreement with the MSBA on a specific school project, a full series of programming workshops will follow with that building's teachers, staff and administration. Then the team will develop the specific educational space program for that school facility that meets the school's and the district's educational vision.

The existing building space summary comparisons with the associated MSBA template guidelines are at the end of this section, with the corresponding existing building plan layouts included in the appendix section. The following charts are comprehensive summaries of all the facilities developed from the information we gathered.

Grades PK-8

Based on current and actual enrollment conditions (not projected), when compared with current MSBA guidelines for comparable schools built in Massachusetts, the PK-8 facilities are undersized for the student population of Lowell. Factors incude: Many spaces, such as special education and specialty curriculum space, have been re-purposed over the years into non-educational space; populations have grown and are overcrowding the classrooms; and the state guidelines for gross square footages (GSF) and net square footages (NSF) of programmatic space in schools has changed since these schools were built.

Building Space - Current Elementary, Middle and K-8 Schools

		NET SF		GROSS SF		GROSSING FACTOR	
LPS School	Current Enrollment	Existing NSA	MSBA NSA	Existing GSF	MSBA GSF	Existing Grossing Factor	MSBA Grossing Factor
Elementary Schools							
Bailey	505	42,514	52,030	64,697	78,822	1.52	1.51
Greenhalge	523	46,161	54,410	72,115	80,533	1.56	1.48
Lincoln	522	43,473	54,394	62,456	80,440	1.44	1.48
McAuliffe	508	43,322	52,076	63,655	79,113	1.47	1.52
McAvinnue	538	46,216	54,719	70,326	81,902	1.52	1.50
Moody	268	27,495	35,175	47,296	48,240	1.72	1.37
Morey	547	44,412	55,809	68,405	82,697	1.54	1.48
Murkland	523	42,937	54,410	62,050	80,533	1.45	1.48
Pawtucketville	524	50,934	54,426	78,424	80,626	1.54	1.48
Reilly	594	52,625	59,891	74,129	86,546	1.41	1.45
Shaughnessy	530	42,290	54,594	63,918	81,178	1.51	1.49
Washington	266	22,180	35,160	36,432	47,880	1.64	1.36
				763,903	908,510		
Middle Schools							
Butler	551	62,877	65,130	96,572	97,558	1.54	1.50
Daley	681	68,116	77,008	111,810	112,988	1.64	1.47
Robinson	655	69,938	75,621	99,181	110,134	1.42	1.46
Stoklosa	671	70,457	76,840	105,465	111,904	1.50	1.46
Sullivan	660	64,092	75,705	97,213	110,691	1.52	1.46
Wang	679	62,506	76,975	93,864	112,772	1.50	1.47
				604,105	656,047		
K-8							
Bartlett	542	52,999	66,141	95,586	99,211	1.80	1.50
Pyne Arts	520	53,864	64,722	78,963	97,083	1.47	1.50
				174,549	196,294		

Delta = (-) 218,294 GSF

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- Elementary schools are 3,500 - 13,000 NSF less and 1,000 - 18,000 GSF less than MSBA guidelines.
- Middle schools are 2,500 - 14,000 NSF less and 1,000 - 20,000 GSF less than MSBA guidelines.
- K-8 schools are 11,000 - 13,000 NSF less and 4,000 - 18,000 GSF less than MSBA guidelines.

Across the district in grades PK-8, this translates to 174,549 NSF or 218,294 GSF of space that is lacking and appropriate if the city wanted to meet the current MSBA guideline standards.

The following two pages show the current educational programming at the Elementary, Middle and K-8 schools divided into the MSBA categories of:

- Core Academic
- Special Education
- Art & Music
- Vocations & Technology (Middle and K-8 only)
- Health & Physical Education
- Media Center
- Dining & Kitchen
- Medical
- Administration & Guidance
- Custodial & Maintenance
- Other

Note that the Other category includes spaces that are not on the MSBA templates and are typically non-reimbursable space. At the Elementary and K-8 schools it includes computer labs, and at the Middle schools it includes auditoriums.

Across the board in the Elementary schools, the educational spaces are significantly undersized as compared with the MSBA guidelines, including special education and art/ music spaces at 82% and 56% respectively. While the core academic spaces are undersized at Morey (87%), Pawtucketville (84%), Shaughnessy (87%) and Washington (82%).

At the Middle schools, art/ music (134%) and physical education (122%) are often oversized, while core academic (79%), media center (73%), dining (70%) and vocations/ technology (38%) are undersized. And at Daley Middle School, the core academic space is at 66% of MSBA guidelines for a comparable school based on the current student population.

At the K-8 schools, the issues are similar, with the following student use areas undersized: special education (88%), core academic (83%), media center (72%), dining (71%), art/ music (57%) and vocations/ technology (48%).

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Current Educational Programming – Elementary Schools NSF

	Net SF	Bailey	Greenhalge	Lincoln	McAuliffe	McAvinnue	Moody	MOREY	Murkland	PAWTUCKETVILLE	Reilly	SHAUGHNESSY	WASHINGTON	Elementary Total	Comments & Considerations of existing buildings relative to MSBA guidelines
Enrollment	LPS	505	523	522	508	538	268	547	523	524	594	524	266	4,714	
CORE ACADEMIC	Existing Program	19,641	21,239	22,241	21,130	22,097	13,142	20,596	21,084	19,133	26,171	19,987	9,728	236,189	PreK CR replaced 2 core CR on avg per school creating deficiency. More than 1/2 have CR not meeting MSBA min NSF.
	MSBA Guidelines	21,900	22,850	22,850	21,900	22,850	11,900	23,800	22,850	22,850	25,950	22,850	11,900	254,450	
	Delta - SF	(2,259)	(1,611)	(609)	(770)	(753)	1,242	(3,204)	(1,766)	(3,717)	221	(2,863)	(2,172)	(18,261)	
		90%	93%	97%	96%	97%	110%	87%	92%	84%	101%	87%	82%	93%	
SPECIAL EDUCATION	Existing Program	3,669	5,605	4,424	4,227	5,553	1,363	4,238	3,624	6,587	6,321	4,888	3,757	54,256	SPED programs lack parity between schools. Most CR undersized. Most don't have bathrooms for SPED use only.
	MSBA Guidelines	6,040	6,040	6,040	6,040	6,040	3,020	6,040	6,040	6,040	6,040	6,040	3,020	66,440	
	Delta - SF	(2,371)	(435)	(1,616)	(1,813)	(487)	(1,657)	(1,802)	(2,416)	547	281	(1,152)	737	(12,184)	
		61%	93%	73%	70%	92%	45%	70%	60%	109%	105%	81%	124%	82%	
ART & MUSIC	Existing Program	1,888	2,032	1,900	2,398	2,342	1,419	2,206	2,028	2,540	1,990	909	1,527	23,179	MSBA allocates two art vs. one at Lowell. Some missing music CR & practice rooms. Spaces too small.
	MSBA Guidelines	2,575	3,725	3,725	2,575	3,800	2,500	3,800	3,725	3,725	5,000	3,800	2,500	41,450	
	Delta - SF	(687)	(1,693)	(1,825)	(177)	(1,458)	(1,081)	(1,594)	(1,697)	(1,185)	(3,010)	(2,891)	(973)	(18,271)	
		73%	55%	51%	93%	62%	57%	58%	54%	68%	40%	24%	61%	56%	
HEALTH & PHYSICAL ED	Existing Program	5,190	6,187	5,312	5,185	5,192	4,772	5,486	5,164	6,411	7,328	5,155	1,237	62,619	Many of the gyms are undersized by MSBA standards. Is this space suitable for school's needs?
	MSBA Guidelines	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	75,600	
	Delta - SF	(1,110)	(113)	(988)	(1,115)	(1,108)	(1,528)	(814)	(1,136)	111	1,028	(1,145)	(5,063)	(12,981)	
		82%	98%	84%	82%	82%	76%	87%	82%	102%	116%	82%	20%	83%	
MEDIA CENTER	Existing Program	1,419	1,424	1,374	1,629	1,903	932	2,226	1,219	2,040	1,475	1,097	975	17,713	All have media centers but undersized. Consider 21st century learning commons when updating space.
	MSBA Guidelines	2,943	3,024	3,019	2,956	3,091	2,020	3,132	3,024	3,028	3,343	3,055	2,020	34,653	
	Delta - SF	(1,524)	(1,600)	(1,645)	(1,327)	(1,188)	(1,088)	(906)	(1,805)	(988)	(1,868)	(1,958)	(1,045)	(16,940)	
		48%	47%	46%	55%	62%	46%	71%	40%	67%	44%	36%	48%	51%	
DINING & KITCHEN	Existing Program	4,703	4,553	4,707	4,552	4,744	3,017	5,314	4,610	5,776	5,446	4,979	1,025	53,426	Overall cafetoriums are undersized including the stage and storage areas.
	MSBA Guidelines	7,187	7,351	7,341	7,214	7,487	5,010	7,569	7,351	7,360	7,995	7,414	4,995	84,273	
	Delta - SF	(2,484)	(2,798)	(2,634)	(2,662)	(2,743)	(1,993)	(2,255)	(2,741)	(1,584)	(2,549)	(2,435)	(3,970)	(30,847)	
		65%	62%	64%	63%	63%	60%	70%	63%	78%	68%	67%	21%	63%	
MEDICAL	Existing Program	350	245	194	291	270	89	454	196	354	488	341	150	3,422	Generally nurses suites are undersized and do not account for separate exam and resting areas for students.
	MSBA Guidelines	610	610	610	610	610	510	610	610	610	610	610	510	7,120	
	Delta - SF	(260)	(365)	(416)	(319)	(340)	(421)	(156)	(414)	(256)	(122)	(269)	(360)	(3,698)	
		57%	40%	32%	48%	44%	17%	74%	32%	58%	80%	56%	29%	48%	
ADMIN & GUIDANCE	Existing Program	2,907	1,857	1,710	1,920	2,033	1,315	1,742	2,647	2,823	2,518	2,154	1,907	25,533	Admin area in most schools do not have support space, incl copy, mail, records rooms and offices/areas for secretaries.
	MSBA Guidelines	2,370	2,388	2,387	2,373	2,403	2,015	2,412	2,388	2,389	2,459	2,395	2,015	27,994	
	Delta - SF	537	(531)	(677)	(453)	(370)	(700)	(670)	259	434	59	(241)	(108)	(2,461)	
		123%	78%	72%	81%	85%	65%	72%	111%	118%	102%	90%	95%	91%	
CUSTODIAL & MAINT	Existing Program	1,818	1,483	570	1,136	2,082	1,446	1,257	1,206	2,672	888	1,926	1,874	18,358	Most don't have custodial space required by MSBA but have an extra general storage area that could be repurposed.
	MSBA Guidelines	2,105	2,123	2,122	2,108	2,138	1,900	2,147	2,123	2,124	2,194	2,130	1,900	25,114	
	Delta - SF	(287)	(640)	(1,552)	(972)	(56)	(454)	(890)	(917)	548	(1,306)	(204)	(26)	(6,756)	
		86%	70%	27%	54%	97%	76%	59%	57%	126%	40%	90%	99%	73%	
OTHER	Existing Program	929	1,536	1,041	854	0	0	893	1,159	2,598	0	854	0	9,864	MSBA doesn't incl computer labs at elem.

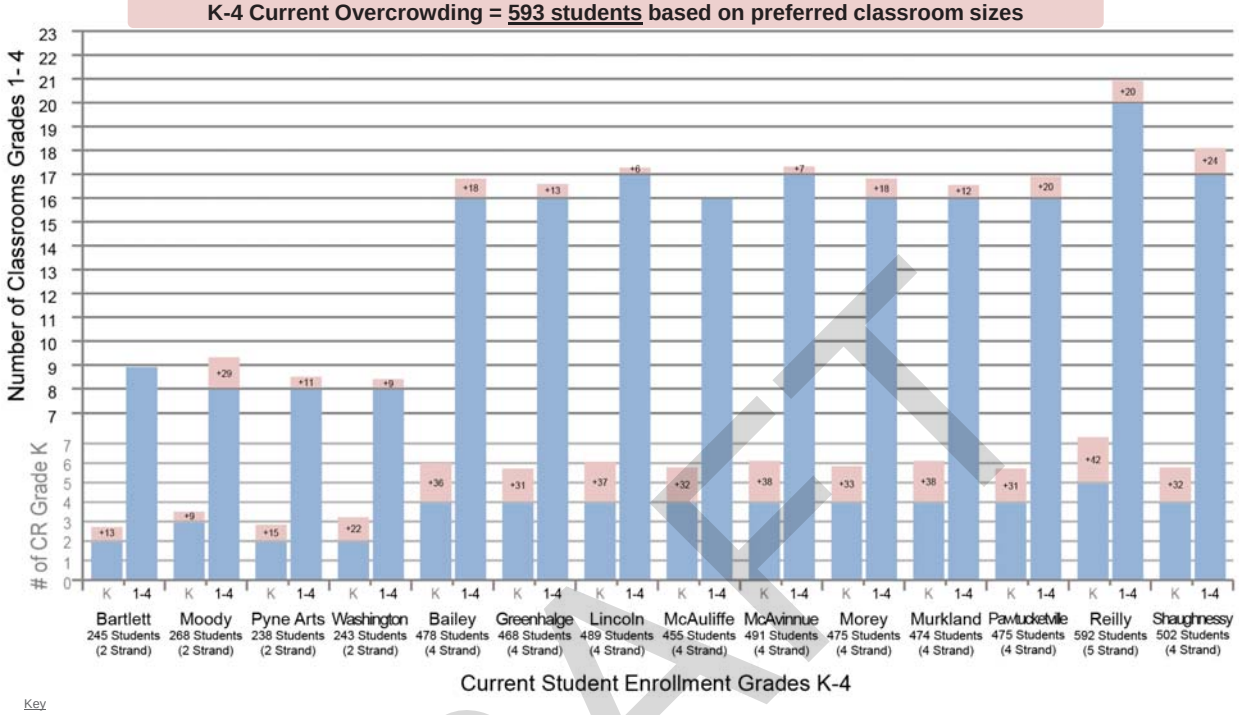
Current Educational Programming – Middle & K-8 Schools NSF

	Net SF	Butler	DALEY	Robinson	Stoklosa	Sullivan	Wang	Middle Total	Comments & Considerations of existing buildings relative to MSBA guidelines	Bartlett	Pyne Arts	K-8 Total	Comments & Considerations of existing buildings relative to MSBA guidelines
Enrollment	LPS	551	681	665	671	660	679	3,907		542	520	1,062	
CORE ACADEMIC	Existing Program	20,593	20,858	28,276	26,633	23,291	24,590	144,241	A majority of the schools do not meet MSBA requirements for number of science labs and sm seminar rooms.	21,909	19,220	41,129	PreK CR replaced one Kindergarten CR in each school creating greater deficiency to number of CR/labs.
	MSBA Guidelines	26,850	31,480	30,530	31,480	30,530	31,480	182,350		25,160	24,210	49,370	
	Delta - SF	(6,257)	(10,622)	(2,254)	(4,847)	(7,239)	(6,890)	(38,109)		(3,251)	(4,990)	(8,241)	
		77%	66%	93%	85%	76%	78%	79%		87%	79%	83%	
SPECIAL EDUCATION	Existing Program	8,339	8,168	7,051	6,808	6,767	6,324	43,457	SPED programs vary between schools, but all lack of bathrooms allocated to SPED students.	4,736	7,652	12,388	Both schools do not MSBA requirements for number of SPED CR & bathrooms.
	MSBA Guidelines	6,040	7,550	7,550	7,550	7,550	7,550	43,790		7,050	7,050	14,100	
	Delta - SF	2,299	618	(499)	(742)	(783)	(1,226)	(333)		(2,314)	602	(1,712)	
		138%	108%	93%	90%	90%	84%	99%		67%	109%	88%	
ART & MUSIC	Existing Program	5,849	4,928	2,044	5,445	3,812	3,794	25,872	Most schools have more space than given by MSBA but some are missing program space, ie, practice rooms.	1,871	4,412	6,283	Art & Music CR are undersized by MSBA standards and are too few.
	MSBA Guidelines	3,050	3,250	3,250	3,250	3,250	3,250	19,300		5,550	5,550	11,100	
	Delta - SF	2,799	1,678	(1,206)	2,195	562	544	6,572		(3,679)	(1,138)	(4,817)	
		192%	152%	63%	168%	117%	117%	134%		34%	79%	57%	
VOCATIONS & TECH	Existing Program	989	3,093	3,248	1,467	2,348	2,250	13,395	VocTech is greatly undersized throughout the schools. In many, multiple classrooms are missing.	873	2,209	3,082	Both schools have a Tech CR but neither have the proper shop areas. Consider 21st C labs.
	MSBA Guidelines	3,200	6,400	6,400	6,400	6,400	6,400	35,200		3,200	3,200	6,400	
	Delta - SF	(2,211)	(3,307)	(3,152)	(4,933)	(4,052)	(4,150)	(21,805)		(2,327)	(991)	(3,318)	
		31%	48%	51%	23%	37%	35%	38%		27%	69%	48%	
HEALTH & PHYSICAL ED	Existing Program	9,175	13,258	11,730	9,342	8,990	9,114	61,609	Overall the phys-ed program space is oversized by MSBA standards.	9,379	6,533	15,912	Schools need larger locker rooms. Barlett's gym is oversized & has extra stage (not sanctioned by MSBA.)
	MSBA Guidelines	8,400	8,400	8,400	8,400	8,400	8,400	50,400		8,328	8,327	16,655	
	Delta - SF	775	4,858	3,330	942	590	714	11,209		1,051	(1,794)	(743)	
		109%	158%	140%	111%	107%	109%	122%		113%	78%	96%	
MEDIA CENTER	Existing Program	2,672	2,721	2,770	4,377	2,591	2,890	18,021	Most schools have media centers that are undersized. Consider 21st C media center when updating.	1,925	2,547	4,472	Schools have media centers that are undersized. Consider 21st century learning commons when updating.
	MSBA Guidelines	3,548	4,296	4,146	4,238	4,175	4,284	24,688		3,181	2,999	6,180	
	Delta - SF	(876)	(1,575)	(1,376)	139	(1,584)	(1,394)	(6,667)		(1,256)	(452)	(1,708)	
		75%	63%	67%	103%	62%	67%	73%		61%	85%	72%	
DINING & KITCHEN	Existing Program	5,240	6,647	10,115	5,823	5,185	5,112	38,122	Cafeterias, not cafetoriums, are undersized by MSBA standards. Most don't have proper storage SF.	5,374	6,092	11,466	Cafetorium is undersized in both schools and need more space for equipment storage.
	MSBA Guidelines	8,205	9,386	9,149	9,295	9,195	9,367	54,597		8,123	7,923	16,046	
	Delta - SF	(2,965)	(2,739)	966	(3,472)	(4,010)	(4,255)	(16,475)		(2,749)	(1,831)	(4,580)	
		64%	71%	111%	63%	56%	55%	70%		66%	77%	71%	
MEDICAL	Existing Program	467	525	503	615	545	299	2,954	Medical suites meet MSBA guidelines other than the exam room that are either undersized or missing.	432	572	1,004	Medical suites meet MSBA guidelines other than the exam room that are either undersized or missing.
	MSBA Guidelines	610	610	610	610	610	610	3,660		610	610	1,220	
	Delta - SF	(143)	(85)	(107)	5	(65)	(311)	(706)		(178)	(38)	(216)	
		77%	86%	82%	101%	89%	49%	81%		71%	94%	82%	
ADMIN & GUIDANCE	Existing Program	3,228	2,758	2,419	2,364	3,536	2,752	17,057	Admin area in most schools don't have support areas for staff incl. copy, mail, and records rooms.	3,806	2,564	6,370	Admin and Guidance in both schools do not have support areas for staff incl. copy, mail, records, & storage.
	MSBA Guidelines	3,201	3,481	3,455	3,471	3,460	3,479	20,547		2,840	2,792	5,632	
	Delta - SF	27	(723)	(1,036)	(1,107)	76	(727)	(3,490)		966	(228)	738	
		101%	79%	70%	68%	102%	79%	83%		134%	92%	113%	
CUSTODIAL & MAINT	Existing Program	2,038	2,159	1,782	2,694	2,059	1,127	11,859	Custodial areas do not have all the spaces the MSBA requires but have extra general storage included in gsf.	1,458	2,063	3,521	Custodial areas do not have all the spaces the MSBA requires but have extra general storage included in gsf.
	MSBA Guidelines	2,026	2,156	2,130	2,146	2,135	2,154	12,747		2,098	2,061	4,160	
	Delta - SF	12	3	(348)	548	(76)	(1,027)	(888)		(640)	2	(639)	
		101%	100%	84%	126%	96%	52%	93%		69%	100%	85%	
OTHER	Existing Program	4,287	3,001	0	4,889	4,968	4,254	21,399	No MSBA space for Auditoriums.	1,236	0	1,236	No MSBA space for Computer Labs.

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Grades K-4 Classroom Overcrowding - Current and Projected

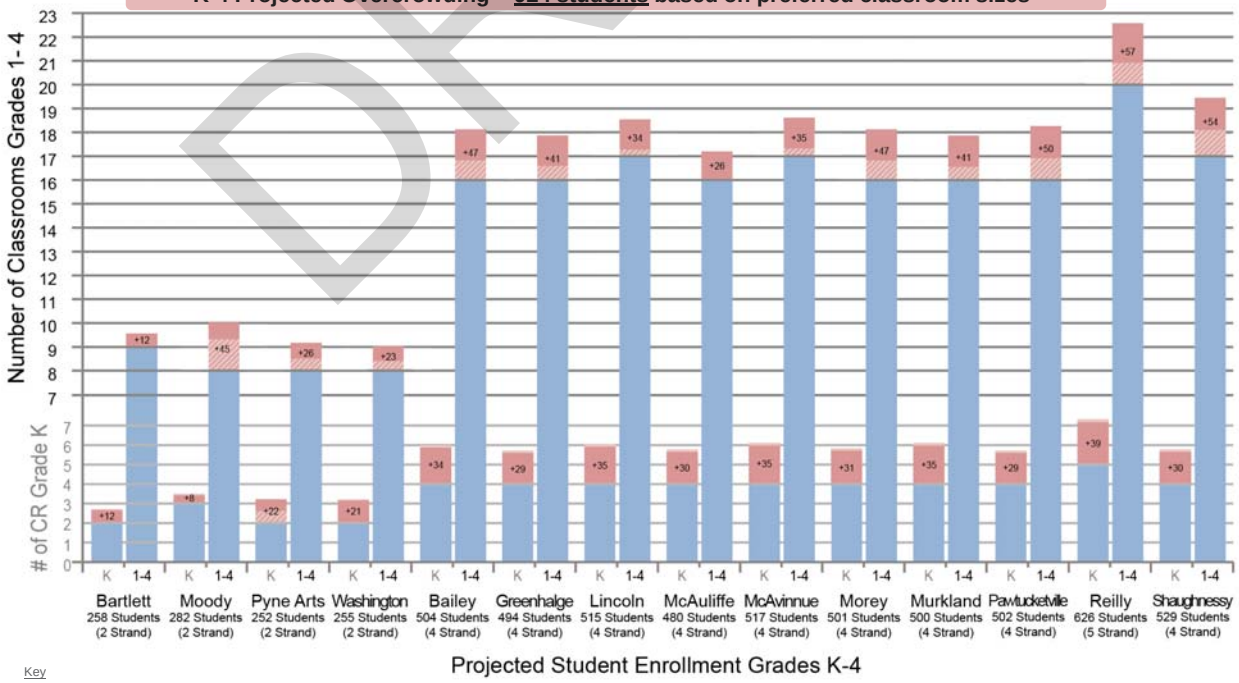
K-4 Current Overcrowding = 593 students based on preferred classroom sizes



Key

- Existing number of students placed in current classrooms assuming 18 students in Kindergarten and 22 students in grades 1-4.
- Number of students not placed in current classrooms based on 18 & 22 student assumption.

K-4 Projected Overcrowding = 924 students based on preferred classroom sizes*



Key

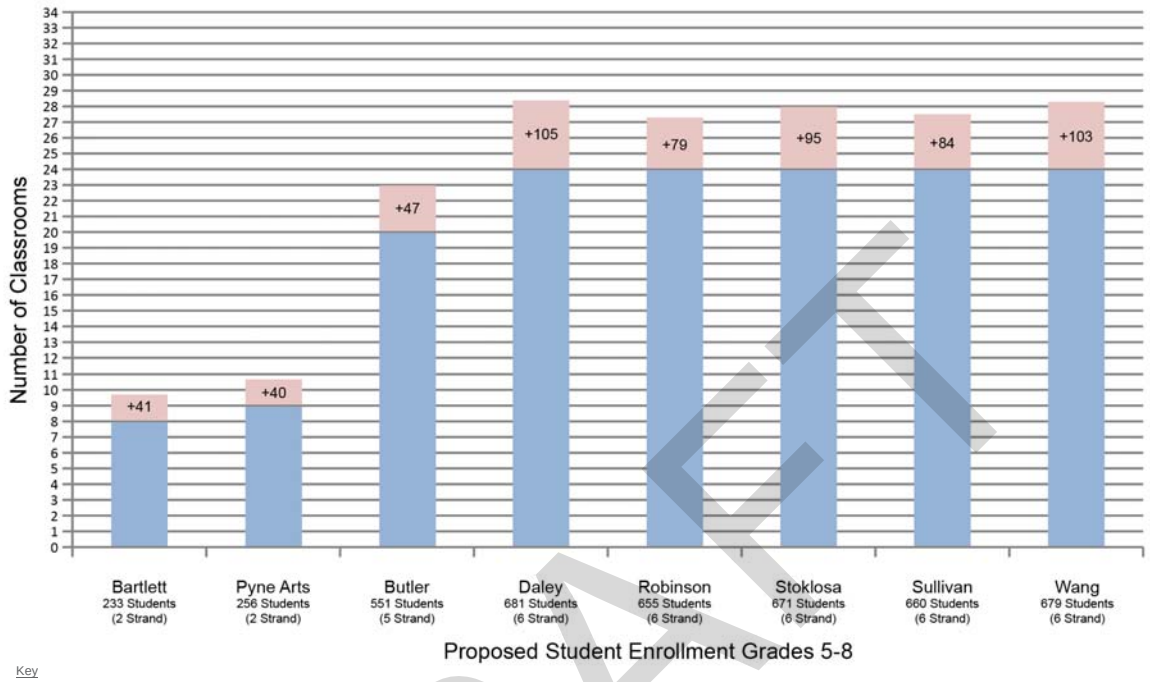
- Number of students placed in current classrooms assuming 18 students in Kindergarten and 22 students in grades 1-4.
- Existing number of students not placed in current classrooms based on 18 & 22 student assumption.
- 10 Year Projected Average NESDEC number of students not placed in current classrooms based on 18 & 22 student assumption.

*** Numbers do not include 15 swing classrooms, approximately 330 additional students.**

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Grades 5-8 Classroom Overcrowding - Current and Projected

5-8 Current Overcrowding = 594 students based on preferred classroom sizes

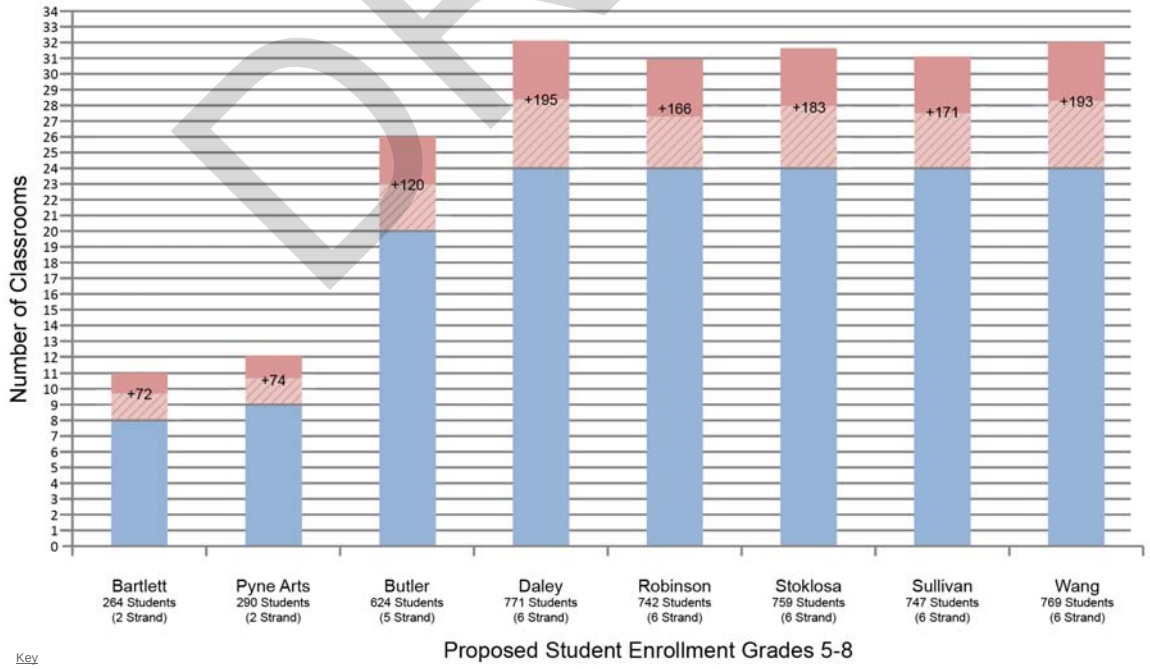


Key

Existing number of students placed in current classrooms assuming 24 students in grades 5-8.

Number of students not placed in current classrooms based on 24 student assumption.

5-8 Projected Overcrowding = 1174 students based on preferred classroom sizes*



Key

Number of students placed in current classrooms assuming 24 students in grades 5-8.

Existing number of students not placed in current classrooms based on 24 student assumption.

10 Year Projected Average NESDEC number of students not placed in current classrooms based on 24 student assumption.

*** Numbers do not include 15 swing classrooms, approximately 330 additional students.**

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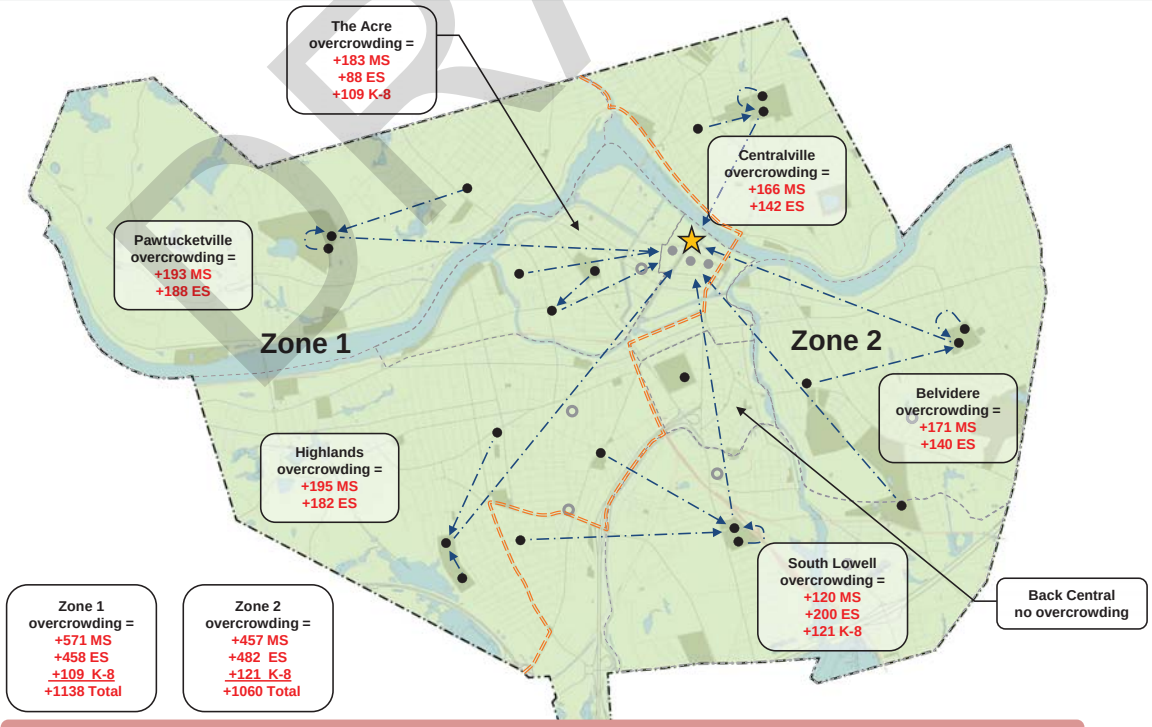
The preceding two pages show the current and projected overcrowding in general purpose classrooms in the elementary, middle and K-8 schools. This is based on using much reduced classroom population sizes than currently exist, but is in keeping with MSBA assumptions and Goals and Values planning decisions developed by the Lowell School Facilities Working Group and Lowell School Committee.

The charts show that based on preferred classroom sizes:

- Grades K-4 are currently overcrowded by 593 students and based on enrollment projections will be overcrowded by 924 students in the next four years. Using current methodologies and current percentages for placing students into school assignments, Reilly Elementary shows the highest projection of overcrowding at 96 students.
- Grades 5-8 are currently overcrowded by 594 students and based on enrollment projections will be overcrowded by 1,174 students in the next six years. Using current methodologies and current percentages for placing students into school assignments, Daley Middle and Wang Middle show the highest projection of overcrowding at 195 and 193 students respectively.

The following map shows this 10 year projected overcrowding situation across the entire Lowell Public School system in grades PK-8. Zone 1 should see overcrowding of 1,138 students, while

PK, Elementary, K-8 & Middle School – Projected Overcrowding



Total LPS PK-8 projected overcrowding = +2,198 students + 15 swing classrooms

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Zone 2 should see overcrowding of 1,060 students. This totals 2,198 classroom seats that are lacking in the school system at this time.

For the purposes of this masterplan study, we are showing an additional 15 swing classrooms across the system for an approximate total of 2,500 additional seats. These swing classrooms are provided: a) to aid in the school assignment process; b) to ease the alternative and day school students' integration throughout the school year; and c) to handle the projected enrollment highs in the grades 5-8 classrooms.

Lowell High School - Grades 9-12

Using the NESDEC enrollment projections of 3,900 students at the Lowell High School, grades 9-12, the existing building space summary was prepared and compared with a comparable MSBA building. Given that the MSBA guidelines are for schools of fewer than 2,000 students, a space summary comparison was also prepared for TWO schools of 1,950 students each. In both space programs, existing spaces were categorized per the MSBA descriptions:

- Core Academic Spaces
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Media Center
- Auditorium / Drama
- Dining & Food Service
- Medical
- Administration & Guidance
- Custodial & Maintenance
- Other

Note that the Other category includes spaces that are not on the MSBA templates and are typically non-reimbursable space, including the natatorium and support, Lowell CCTV, Lowell Community Health Center, school store, yearbook, student publications and activities, ROTC, in-house suspension, bank, DARE, UP, Catie's closet, and the plant room.

Best practice assumptions were made in categorizing existing spaces. The following two pages show a summary for a 3,900 student capacity high school and a summary for two 1,950 student capacity high schools.

In a single, 3,900 student school building, the findings include:

- Core Academic Spaces: The existing space is 34% less than the MSBA guidelines. Reasons include fewer general purpose classrooms, seminar and science prep spaces; smaller science rooms; and teacher planning/work spaces that are not adjacent to

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Educational Programming – Lowell High School

1 School of 3900 students***+

Description	Existing Program based on 3200 Enrollment	MSBA Guidelines - 11/2010 3900 Enrollment***	DELTA: Existing space rel. to MSBA SF	%	Comments / Considerations of Existing relative to new using MSBA school guidelines*
CORE ACADEMIC SPACES	121,567	184,410	(62,843)	66%	have fewer Clrm, TPlan, Prep, Seminar; Small Science
SPECIAL EDUCATION	38,872	37,260	1,612	104%	may be allowable with backup*
ART & MUSIC	16,474	14,575	1,899	113%	may be allowable as some VoTec offset*
VOCATIONS & TECHNOLOGY	15,114	44,800	(29,686)	34%	suggest adding large 21st c fab labs and other votech
HEALTH AND PHYSICAL EDUCATION	45,338	38,040	7,298	119%	gym +2x size, lockers 1/2 size; needs msba discuss*+
MEDIA CENTER	11,297	24,275	(12,978)	47%	consider 21st c learning commons
AUDITORIUM / DRAMA	17,092	10,400	6,692	164%	2 auds; larger main space might be allowed*
DINING & FOOD SERVICE	23,733	27,650	(3,917)	86%	dining space too small
MEDICAL	1,718	2,810	(1,092)	61%	additional exam and resting rooms needed
ADMINISTRATION & GUIDANCE	22,854	11,658	11,197	196%	2x guid, admin, teachers work room
CUSTODIAL & MAINTENANCE	11,104	4,550	6,554	244%	space would shift to gross in MSBA guidelines
SUB-TOTAL					
Net Area	325,163	400,428	(75,265)	81%	net is significantly below MSBA guidelines
OTHER **	28,293	0	28,293		some spaces are not msba reimbursable*
GRAND TOTAL					
Net Area	353,456 NSF	400,428 NSF	(46,972)	88%	net is too heavy on non-educational space; consider re-purposed space
Net to Gross Ratio (Gross Area/ Net Area)	1.78 ratio	1.45 ratio+	0.33		
Gross Area	627,645 GSF	580,620 GSF	47,025	108%	gross may be allowable due to enrollment *+

**** OTHER includes:**
- Natatorium & Support
- Lowell CCTV
- Lowell Community Health Center
- School Store, Year Book, Stud Publication & Activities, ROTC
- In house Suspension
- Bank
- DARE, UP, Catie's Closet, Plant Room, 2 unknown Programs

* Per MSBA Guidelines; needs further discussion with MSBA
** List of OTHER (assumed non- msba allowable) to the left
*** Based on current NESDEC 10 year projections dated October 30 2013
\+ Note that MSBA enrollment guidelines max at 2000 students, and use a grossing factor between 1.4 and 1.5. Depending on the use of existing buildings, these factors will need further discussion with MSBA.

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Educational Programming – Lowell High School

2 Schools of 1950 students each

Description	Existing Program 3200 Enrollment	MSBA Guidelines - 2010 1950 Enrollment/ school	2 schools = 3900 Enrollment Total*	DELTA: Existing space rel. to 2 MSBA SF	%	Comments / Considerations of 2 HS relative to 1 HS based on MSBA guidelines*
CORE ACADEMIC SPACES	121,567	91,830	183,660	(62,093)	66%	
SPECIAL EDUCATION	38,872	19,130	38,260	612	102%	may be allowable with backup*
ART & MUSIC	16,474	9,775	19,550	(3,076)	84%	would allow for more art, band and choral rooms
VOCATIONS & TECHNOLOGY	15,114	22,400	44,800	(29,686)	34%	
HEALTH AND PHYSICAL EDUCATION	45,338	27,120	54,240	(8,902)	84%	would allow for 2 gyms and 2 PE alternative spaces
MEDIA CENTER	11,297	12,088	24,175	(12,878)	47%	
AUDITORIUM / DRAMA	17,092	10,400	20,800	(3,708)	82%	would allow for 2 auds for 750 studs each
DINING & FOOD SERVICE	23,733	14,976	29,951	(6,218)	79%	
MEDICAL	1,718	1,510	3,020	(1,302)	57%	
ADMINISTRATION & GUIDANCE	22,854	6,726	13,453	9,402	170%	2x guid, admin, teachers work room
CUSTODIAL & MAINTENANCE	11,104	3,088	6,175	4,929	180%	space would shift to gross in MSBA guidelines
SUB-TOTAL						
Net Area	325,163	219,042	438,084	(112,921)	74%	net is significantly below MSBA guidelines
OTHER **	28,293	0	0	28,293		some spaces are not msba reimbursable*
GRAND TOTAL						
Net Area	353,456	219,042 NSF	438,084 NSF	(84,628)	81%	net is too heavy on non-educational space; consider re-purposed space
Net to Gross Ratio (Gross Area/ Net Area)	1.78	1.45 ratio+	1.45 ratio+	0.33		
Gross Area	627,645	317,611 GSF	635,221 GSF	(7,576)	99%	

**** OTHER includes:**
- Natatorium & Support
- Lowell CCTV
- Lowell Community Health Ctr
- School Store, Year Book, Stud Publication & Activities, ROTC
- In house Suspension
- Bank
- DARE, UP, Catie's Closet, Plant Room, 2 unknown Programs

* Per MSBA Guidelines; needs further discussion with MSBA
** List of OTHER (assumed non- msba allowable) to the left
*** Based on current NESDEC 10 year projections dated October 30 2013
+ Note that MSBA enrollment guidelines max at 2000 students, and use a grossing factor between 1.4 and 1.5. Depending on the use of existing buildings, these factors will need further discussion with MSBA.

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student spaces. Relative to the teacher planning spaces, due to their locations that are not conducive to interaction with students, we have categorized the existing rooms in the Administration line. Reconfiguring or relocating these existing spaces might help this category.

- Special Education: The existing space is slightly over the MSBA guidelines by 4%, but may be allowable with Lowell Special Education Director's strategic visioning and programming review, proper backup and DESE approval.

- Art & Music: The existing space is over the MSBA guidelines by 13%. We believe there is a clear rationale for maintaining similar square footages due to the larger school population. In addition, the VoTech program is smaller than other high schools due to the neighboring VoTech High School, so there may be some trade-offs between these two categories.

- Vocations & Technology: The existing space is 66% less than the MSBA guidelines. See Art & Music above. In addition, we would suggest considering the addition of a few large fabrication labs in the educational program to make interdisciplinary, hands-on learning activities a part of the 21st century curriculum. This would also provide opportunities for students who are wavering between a traditional high school and a VoTech high school experience.

- Health & Physical Education: The existing space is over the MSBA guidelines by 19%. We believe there is a clear rationale for maintaining similar square footages due to the larger school population and scheduling. Note that this quantity does not include the natatorium and its support space as that is categorized as "Other".

- Media Center: The existing space is 53% less than the MSBA guidelines. We would suggest considering an expansion of the media center to provide more small and large group, presentation and project-based spaces which are suitable to a 21st century Learning Commons environment.

- Auditorium / Drama: The existing space is over the MSBA guidelines by 64%. There are two existing spaces: a 323 seat, black box style theater in the Freshman Academy building, and a 1,400 seat, traditional, proscenium theater with balcony in the 1920's facility. The MSBA guidelines allow for a maximum seating capacity of 750. We believe there is a clear rationale for maintaining two theaters of similar square footages due to the larger school population.

- Dining & Food Service: The existing space is 14% less than the MSBA guidelines. This includes the cafeteria and kitchen in both the Freshman Academy and the main building.

- Medical: The existing space is 39% less than the MSBA guidelines. We would suggest considering additional exam and resting rooms.

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- Administration & Guidance: The existing space is over the MSBA guidelines by 96%. This is due to the inefficient and not integrated location of existing teacher planning spaces as noted above, but also a larger guidance department than is typical at other schools. The quantity of spaces should be analyzed with the school department for their effectiveness, but may be necessary due to the larger school population, and should be discussed with the MSBA.

- Custodial & Maintenance: The existing space is over the MSBA guidelines by 144%. Much of this space should be considered in the gross square footage of the building and may be necessary due to the size and span of this campus of buildings. The quantity of spaces should be analyzed with the school department for their effectiveness, but may be necessary due to the larger school size.

- Other: This includes 28,293 net square feet of potentially non-reimbursable space. A large part is the 1980's natatorium and its support space. Another part is community shared space (e.g. CCTV, health center, bank, Catie's Closet) which historically is effectively housed in the school facility. Some of it is student activity space (e.g. school store, yearbook, publications, ROTC) which is important to the student experience. We believe all to be important to the Lowell High School facility.

- Net Square Footage, Gross Square Footage and Grossing Factor: The net square footage is too heavy on non-educational or non-student space and we suggest much be re-purposed into educational space. A large part of the gross square footage is there due to the size, quantity of buildings, and the sprawling nature of the campus. The gross square footage includes the entire stand-alone Steam Plant Building and the two enclosed, glazed bridges spanning over the canal. If the building were to remain in this location, we suggest a discussion with the MSBA, relative to the required grossing factor, would be appropriate.

If the Lowell High School was built as two independent facilities for 1,950 students each, the guidelines would allow more net space overall for band, choral, art, auditorium, gymnasium, and physical education alternative spaces. The gross square footage would also expand.

Existing Building Space Summaries & Plan Layouts

The pages that follow show the existing building space summaries of each of the buildings in this Educational Programming section. For their respective building plan layouts, please refer to the appendix section.

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Proposed Space Summary- Elementary Schools

Bailey	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**19,641**			**21,441**		**22**	**21,900**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,205	1	1,205	1,205	1	1,205				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,171	1	1,171	1,171	1	1,171				
Kindergarten w/ toilet	1,192	2	2,384	1,192	2	2,384				
Kindergarten w/ toilet	1,205	1	1,205	1,205	1	1,205				
General Classrooms - Grade 1-6							950	18	17,100	900 SF min - 1,000 SF max
1st Grade Classroom	862	3	2,586	862	3	2,586				
1st Grade Classroom	868	1	868	868	1	868				
2nd Grade Classroom	835	2	1,670	835	2	1,670				
2nd Grade Classroom	847	2	1,694	847	2	1,694				
3rd Grade Classroom	860	2	1,720	860	2	1,720				
3rd Grade Classroom	863	2	1,726	863	2	1,726				
4th Grade Classroom	854	1	854	854	1	854				
4th Grade Classroom	841	2	1,682	841	2	1,682				
4th Grade Classroom	876	1	876	876	1	876				
Additional MSBA Classroom				900	2	1,800				
SPECIAL EDUCATION			**3,669**			**6,359**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
SPED Classroom	131	1	131	1,273	1	1,273				
SPED Classroom	274	4	1,096							
SPED Classroom Storage	46	1	46							
PDD (SPED) Classroom	984	1	984	1,082	1	1,082				
PDD Storage	49	2	98							
3rd/4th PDD (SPED) Classroom	952	1	952	952	1	952				
Additional MSBA SPED Classroom				950	1	950				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilets				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Social Worker Room	295	1	295	295	1	295				
Social Worker's Office	67	1	67	67	1	67				
Additional MSBA Resource Room				500	2	1,000				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Additional MSBA Small Group Room				500	1	500				
ART & MUSIC			**1,888**			**2,578**			**2,575**	
Art Classroom - 25 seats							1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	868	1	868	868	1	868				
Additional MSBA Art Classroom Space				132	1	132				
Art Workroom w/ Storage & kiln							150	1	150	
Kiln Room	63	1	63	63	1	63				
Additional MSBA Art Workroom				100	1	100				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	798	1	798	798	1	798				
Music Office	94	1	94	94	1	94				
Additional MSBA Music Classroom Space				308	1	308				
Music Practice / Ensemble							75	3	225	
Practice Room	65	1	65	65	1	65				
Music Storage (included in gross)	78	1								
Music Storage (included in gross)	110	1								
Additional MSBA Practice Rooms				75	2	150				
HEALTH & PHYSICAL EDUCATION			**5,190**			**6,365**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,569	1	4,569	4,569	1	4,569				
Additional MSBA Gymnasium Space				1,075	1	1,075				
Gym Storeroom							150	1	150	
Gym Storage	556	1	556	556	1	556				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
PE Office	65	1	65	65	1	65				
MSBA PE Shower & Toilet				100	1	100				
MEDIA CENTER			**1,419**			**2,943**			**2,943**	
Media Center / Reading Room							2,943	1	2,943	
Library	1,001	1	1,001	1,001	1	1,001				
Library Conference / PDD / Computer Room	210	1	210	210	1	210				
Library Office	113	1	113	113	1	113				
Library Workroom	95	1	95	95	1	95				
Additional MSBA Library Space				1,524	1	1,524				
DINING & FOOD SERVICE			**4,703**			**7,315**			**7,187**	
Cafeteria / Dining							3,788	1	3,788	2 seatings - 15SF per seat
Cafeteria	2,300	1	2,300	2,300	1	2,300				
Additional MSBA Cafeteria				1,488	1	1,488				
Stage							1,000	1	1,000	
Stage	287	1	287	287	1	287				
Additional MSBA Stage				713	1	713				
Chair / Table / Equipment Storage							368	1	368	
Cafeteria Storage	183	1	183	183	1	183				
Additional MSBA Cafeteria Storage				185	1	185				
Kitchen							1,805	1	1,805	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	883	1	883	883	1	883				
Kitchen Office	52	1	52	52	1	52				

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Proposed Space Summary- Elementary Schools

Bailey	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Storage	67	1	67	67	1	67				
Kitchen Toilet / Locker	80	2	160	80	2	160				
Kitchen Corridor	150	1	150	150	1	150				
Dish Washing Room	154	1	154	154	1	154				
Dry Good Storage	255	1	255	255	1	255				
Freezer	87	1	87	87	1	87				
Refrigerator	76	1	76	76	1	76				
Trash Room	49	1	49	49	1	49				
Staff Lunch Room							226	1	226	20 SF/Occupant
Additional MSBA Staff Lunch Room				226	1	226				
MEDICAL			**350**			**650**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	46	1	46	46	1	46				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Office	255	1	255	255	1	255				
Nurses' Storage	49	1	49	49	1	49				
Examination Room / Resting							100	3	300	
Additional MSBA Exam / Resting Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**2,907**			**3,559**			**2,370**	
General Office / Waiting Room / Toilet							403	1	403	
Main Office	348	1	348	348	1	348				
Admin Storage	60	1	60	60	1	60				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Book Storage	423	1	423	423	1	423				
Book Storage	481	1	481	481	1	481				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office & Storage	208	1	208	208	1	208				
Additional MSBA Principal's Conf Area				167	1	167				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Principal's Office	260	1	260	260	1	260				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference Room	175	1	175	175	1	175				
Additional MSBA Conference Room				75	1	75				
Guidance Office							150	2	300	
Family Center / Parent Liason	392	1	392	392	1	392				
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							403	1	403	
Teacher Lounge / Work Room	280	2	560	280	2	560				
CUSTODIAL & MAINTENANCE			**1,818**			**2,593**			**2,105**	
Custodian's Office							150	1	150	
Custodial Office	100	1	100	100	1	100				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	24	5	120	24	5	120				
Custodial Closet	51	1	51	51	1	51				
Custodial Closet	67	1	67	67	1	67				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling Room / Trash				400	1	400				
Receiving and General Supply							268	1	268	
Receiving	642	1	642	642	1	642				
Storeroom							337	1	337	
Custodial Storage	185	1	185	185	1	185				
Custodial Storage	250	1	250	250	1	250				
Network / Telecom Room							200	1	200	
MDF, Data, & AV Room	403	1	403	403	1	403				
OTHER			**929**			**929**			**0**	
Other *(specify)*										
Computer Classroom	860	1	860	860	1	860				
Computer Storage	69	1	69	69	1	69				
Total Additional MSBA NFA						12,217				
Total Building Net Floor Area (NFA)			**42,514**			**54,731**			**52,030**	
Proposed Student Capacity / Enrollment			505			505			**505**	
Total Building Gross Floor Area (GFA)[2]			64,697			**78,822**			**78,822**	
Grossing factor (GFA/NFA)			**1.52**			**1.44**			**1.51**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Greenhalge	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**21,239**			**23,939**		**23**	**22,850**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,207	2	2,414	1,207	2	2,414				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,141	1	1,141	1,141	1	1,141				
Kindergarten w/ toilet	1,124	3	3,372	1,124	3	3,372				
General Classrooms - Grade 1-6							950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	899	4	3,596	899	4	3,596				
2nd Grade Classroom	907	4	3,628	907	4	3,628				
3rd Grade Classroom	899	4	3,596	899	4	3,596				
4th Grade Classroom	873	4	3,492	873	4	3,492				
Additional MSBA Classrooms				900	3	2,700				
SPECIAL EDUCATION			**5,605**			**6,059**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
ELL Resource Classroom	282	1	282	282	1	282				
ELL Resource Classroom	411	1	411	411	1	411				
Kindergarten Plus	854	1	854	854	1	854				
Life Skills Classroom Grades K-1	1,022	1	1,022	1,022	1	1,022				
Life Skills Classroom Grades 2-4	975	1	975	975	1	975				
SPED Classroom	283	1	283	283	1	283				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Social Worker	136	1	136	136	1	136				
Social Worker / Occupational Therapist	274	1	274	274	1	274				
Literacy / Math Resource Room	274	1	274	274	1	274				
Speech / Lang Resource Room	293	1	293	293	1	293				
SPED Teachers	309	1	309	309	1	309				
Additional MSBA Resource				214	1	214				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Reading Resource Room	357	1	357	357	1	357				
Eval. Team Chair / Psychologist	135	1	135	135	1	135				
ART & MUSIC		4	**2,032**			**3,432**			**3,725**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Room	789	1	789	789	1	789				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Kiln Room	49	1	49	49	1	49				
Additional MSBA Art Work Room				125	2	250				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Room	1,111	1	1,111	1,111	1	1,111				
Music Practice / Ensemble							75	3	225	
Music Office	83	1	83	83	1	83				
Music Storage (included in gross)	65	2								
Additional MSBA Music Practice				75	2	150				
HEALTH & PHYSICAL EDUCATION			**6,187**			**7,505**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,682	1	4,682	4,682	1	4,682				
Additional MSBA Gymnasium Space				1,318	1	1,318				
Gym Storeroom							150	1	150	
Gym Storage	1,256	1	1,256	1,256	1	1,256				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
PE Teacher Office / Physical Therapist	249	1	249	249	1	249				
MEDIA CENTER			**1,424**			**3,024**			**3,024**	
Media Center / Reading Room							3,024	1	3,024	
Library	1,424	1	1,424	1,424	1	1,424				
Additional MSBA Media Center				1,600	1	1,600				
DINING & FOOD SERVICE			**4,553**			**7,647**			**7,351**	
Cafeteria / Dining							3,923	1	3,923	2 seatings - 15SF per seat
Cafetorium	2,197	1	2,197	2,197	1	2,197				
Additional MSBA Cafeteria Space				1,726	1	1,726				
Stage							1,000	1	1,000	
Stage Platform	416	1	416	416	1	416				
Additional MSBA Stage Space				584	1	584				
Chair / Table / Equipment Storage							374	1	374	
Additional MSBA Equipment Storage				374	1	374				
Kitchen							1,823	1	1,823	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,002	1	1,002	1,002	1	1,002				
Kitchen Office	54	1	54	54	1	54				
Cooler	102	1	102	102	1	102				
Dishwash Room	105	1	105	105	1	105				
Freezer	101	1	101	101	1	101				
Can Wash	27	1	27	27	1	27				
Additional MSBA Kitchen Space				410	1	410				
Staff Lunch Room							231	1	231	20 SF/Occupant
Teachers' Dining	264	1	264	264	1	264				
Teachers' Workroom / Dining	285	1	285	285	1	285				
MEDICAL			**245**			**599**			**610**	

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Proposed Space Summary- Elementary Schools

Greenhalge	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Medical Suite Toilet							60	1	60	
Nurse's Toilet	49	1	49	49	1	49				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Room	196	1	196	196	1	196				
Additional MSBA Nurses' Office / Waiting				54	1	54				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**1,857**			**2,628**			**2,388**	
General Office / Waiting Room / Toilet							412	1	412	
Main Office	504	1	504	504	1	504				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Copy Room & Records	281	1	281	281	1	281				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	170	1	170	170	1	170				
Additional MSBA Principal's Conf Area				205	1	205				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Principal's Office	142	1	142	142	1	142				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference room	181	1	181	181	1	181				
Guidance Office							150	2	300	
Counseling Room	67	1	67	67	1	67				
Parent Liason	162	1	162	162	1	162				
Additional MSBA Guidance Office				71	1	71				
Guidance Storeroom							35	1	35	
Administration Storage	58	1	58	58	1	58				
Teachers' Work Room							412	1	412	
Teacher Planning	292	1	292	292	1	292				
Additional MSBA Teacher Work Room				120	1	120				
CUSTODIAL & MAINTENANCE			**1,483**			**2,532**			**2,123**	
Custodian's Office							150	1	150	
Receiving and Custodial Office	584	1	584	584	1	584				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	22	1	22	22	1	22				
Custodial Closet	32	1	32	32	1	32				
Custodial Closet	51	1	51	51	1	51				
Custodial Closet	82	1	82	82	1	82				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling Room				400	1	400				
Receiving and General Supply							274	1	274	
Additional MSBA Receiving				274	1	274				
Storeroom							349	1	349	
Custodial Storage	143	1	143	143	1	143				
Custodial Storage	273	1	273	273	1	273				
Custodial Storage (included in gross)	1,183	1								
Network / Telecom Room							200	1	200	
Tel/Data	26	2	52	26	2	52				
MDF Storage	244	1	244	244	1	244				
OTHER			**1,536**			**1,536**			**0**	
Other *(specify)*										
Computer Lab	1,360	1	1,360	1,360	1	1,360				
Green House	176	1	176	176	1	176				
Total Additional MSBA NFA						12,739				
Total Building Net Floor Area (NFA)			**46,161**			**58,900**			**54,410**	
Proposed Student Capacity / Enrollment			523			523			**523**	
Total Building Gross Floor Area (GFA)[2]			72,115			**80,533**			**80,533**	
Grossing factor (GFA/NFA)			**1.56**			**1.37**			**1.48**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Lincoln	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		23	**22,241**			**24,041**		**23**	**22,850**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,129	1	1,129	1,129	1	1,129				
Pre-Kindergarten w/ toilet	1,106	1	1,106	1,106	1	1,106				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,107	1	1,107	1,107	1	1,107				
Kindergarten w/ toilet	1,146	1	1,146	1,146	1	1,146				
Kindergarten w/ toilet	1,129	2	2,258	1,129	2	2,258				
General Classrooms - Grade 1-6							950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	898	1	898	898	1	898				
1st Grade Classroom	918	2	1,836	918	2	1,836				
2nd Grade Classroom	900	1	900	900	1	900				
2nd Grade Classroom	905	2	1,810	905	2	1,810				
2nd Grade Classroom	1,069	1	1,069	1,069	1	1,069				
3rd Grade Classroom	899	5	4,495	899	5	4,495				
4th Grade Classroom	899	3	2,697	899	3	2,697				
4th Grade Classroom	973	1	973	973	1	973				
Bubble Classroom	817	1	817	817	1	817				
Additional MSBA Classrooms				900	2	1,800				
SPECIAL EDUCATION			**4,424**			**7,564**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
Behavior Specialist	120	1	120	120	1	120				
ELL + OT/PT	256	1	256	256	1	256				
Social Worker	167	1	167	167	1	167				
ABE Program	812	1	812	812	1	812				
ABE Program	915	1	915	915	1	915				
Additional MSBA SPED Classrooms				950	2	1,900				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Literacy Specialist	145	1	145	145	1	145				
Teacher Work Room & Literacy Intervention	146	1	146	146	1	146				
Teacher Work Room / Student Testing	218	1	218	218	1	218				
Additional MSBA Resource Rooms				500	2	1,000				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Time Out	73	1	73	73	1	73				
Time Out	94	1	94	94	1	94				
SPED Office	520	1	520	520	1	520				
ETC's Office	145	1	145	145	1	145				
Tutors Office / IT Server	458	1	458	458	1	458				
Speech / Physical Ed Office	355	1	355	355	1	355				
ART & MUSIC			**1,900**			**3,720**			**3,725**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	995	1	995	995	1	995				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Additional MSBA Art Workroom				150	2	300				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	905	1	905	905	1	905				
Additional MSBA Music CR Space				295	1	295				
Music Practice / Ensemble							75	3	225	
Additional MSBA Music Practice / Ensemble				75	3	225				
HEALTH & PHYSICAL EDUCATION			**5,312**			**6,395**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,917	1	4,917	4,917	1	4,917				
Additional MSBA Gymnasium				1,083	1	1,083				
Gym Storeroom							150	1	150	
Gym Storage	51	1	51	51	1	51				
Gym Storage	76	1	76	76	1	76				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Coaches Room	268	1	268	268	1	268				
MEDIA CENTER			**1,374**			**3,019**			**3,019**	
Media Center / Reading Room							3,019	1	3,019	
Library	1,172	1	1,172	1,172	1	1,172				
Book Storage	202	1	202	202	1	202				
Additional MSBA Media Center				1,645	1	1,645				
DINING & FOOD SERVICE			**4,707**			**7,481**			**7,341**	
Cafeteria / Dining							3,915	1	3,915	2 seatings - 15SF per seat
Cafeteria	2,139	1	2,139	2,139	1	2,139				
Additional MSBA Cafeteria				1,896	1	1,896				
Stage							1,000	1	1,000	
Stage	481	1	481	481	1	481				
Stage Storage	135	1	135	135	1	135				
Additional MSBA Stage Space				384	1	384				
Chair / Table / Equipment Storage							374	1	374	
Additional MSBA Equipment Storage				374	1	374				
Kitchen							1,822	1	1,822	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	991	1	991	991	1	991				
Kitchen Office	52	1	52	52	1	52				

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Proposed Space Summary- Elementary Schools

Lincoln	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Storage	239	1	239	239	1	239				
Kitchen Staff Toilet	34	2	68	34	2	68				
Barrel Wash	42	1	42	42	1	42				
Dishroom	103	1	103	103	1	103				
Freezer	104	1	104	104	1	104				
Refrigerator	103	1	103	103	1	103				
Additional MSBA Kitchen Space				120	1	120				
Staff Lunch Room							231	1	231	20 SF/Occupant
Teacher Dining & Conference	250	1	250	250	1	250				
MEDICAL			**194**			**595**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Office	149	1	149	149	1	149				
Additional MSBA Nurses' Waiting Room				101	1	101				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**1,710**			**2,799**			**2,387**	
General Office / Waiting Room / Toilet							411	1	411	
Main Office	538	1	538	538	1	538				
Admin Storage	46	1	46	46	1	46				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	173	1	173	173	1	173				
Additional MSBA Principal's Conf Area				202	1	202				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Asst. Principal's Office	186	1	186	186	1	186				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference Room	395	1	395	395	1	395				
Guidance Office							150	2	300	
Teacher / Consouling Office	178	1	178	178	1	178				
Additional MSBA Guidance Office				150	1	150				
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							411	1	411	
Teacher Work Room	194	1	194	194	1	194				
Additional MSBA Teacher Work Room				217	1	217				
CUSTODIAL & MAINTENANCE			**570**			**2,129**			**2,122**	
Custodian's Office							150	1	150	
Custodial Office	120	1	120	120	1	120				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	34	2	68	34	2	68				
Custodial Closet	71	1	71	71	1	71				
Additional MSBA Custodial Storage				236	1	236				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							274	1	274	
Receiving & Storage	311	1	311	311	1	311				
Storeroom							348	1	348	
Additional MSBA Storeroom				348	1	348				
Network / Telecom Room							200	1	200	
Additional MSBA Network / Telecom Room				200	1	200				
OTHER			**1,041**			**1,041**			**0**	
Other *(specify)*										
Computer Lab	906	1	906	906	1	906				
CTI Program	135	1	135	135	1	135				
Total Additional MSBA NFA						15,311				
Total Building Net Floor Area (NFA)			**43,473**			**58,784**			**54,394**	
Proposed Student Capacity / Enrollment			522			522			**522**	
Total Building Gross Floor Area (GFA)[2]			62,456			**80,440**			**80,440**	
Grossing factor (GFA/NFA)			**1.44**			**1.37**			**1.48**	

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[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Proposed Space Summary- Elementary Schools

McAuliffe	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**21,130**			**22,930**		**22**	**21,900**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,159	2	2,318	1,159	2	2,318				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,159	2	2,318	1,159	2	2,318				
Kindergarten w/ toilet	1,187	1	1,187	1,187	1	1,187				
Kindergarten w/ toilet	1,084	1	1,084	1,084	1	1,084				
General Classrooms - Grade 1-6							950	18	17,100	900 SF min - 1,000 SF max
1st Grade Classroom	845	1	845	845	1	845				
1st Grade Classroom	888	2	1,776	888	2	1,776				
1st Grade Classroom	920	1	920	920	1	920				
2nd Grade Classroom	847	1	847	847	1	847				
2nd Grade Classroom	894	2	1,788	894	2	1,788				
2nd Grade Classroom	927	1	927	927	1	927				
3rd Grade Classroom	892	4	3,568	892	4	3,568				
4th Grade Classroom	850	1	850	850	1	850				
4th Grade Classroom	892	2	1,784	892	2	1,784				
4th Grade Classroom	918	1	918	918	1	918				
Additional MSBA Classrooms				900	2	1,800				
SPECIAL EDUCATION			**4,227**			**6,267**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
Literacy Classroom	904	1	904	904	1	904				
SPED Classroom	435	1	435	435	1	435				
Additional MSBA SPED Classrooms				900	2	1,800				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilets				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
SPED Resource Room	145	1	145	145	1	145				
SPED Resource Room	200	1	200	200	1	200				
SPED Resource Room	267	1	267	267	1	267				
SPED Resource Room	288	2	576	288	2	576				
SPED Resource Room	305	1	305	305	1	305				
SPED Lounge Area	232	1	232	232	1	232				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Social Worker Office	173	1	173	173	1	173				
SPED Office	254	2	508	254	2	508				
SPED Office Waiting	93	1	93	93	1	93				
SPED Storage	119	1	119	119	1	119				
SPED Storage	270	1	270	270	1	270				
ART & MUSIC			**2,398**			**2,623**			**2,575**	
Art Classroom - 25 seats							1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	975	1	975	975	1	975				
Art Workroom w/ Storage & kiln							150	1	150	
Additional MSBA Art Workroom				150	1	150				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	1,168	1	1,168	1,168	1	1,168				
Music Office	133	1	133	133	1	133				
Music Practice / Ensemble							75	3	225	
Music Practice	61	2	122	61	2	122				
Music Storage (included in gross)	55	1								
Additional MSBA Music Practice				75	1	75				
HEALTH & PHYSICAL EDUCATION			**5,185**			**6,437**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,898	1	4,898	4,898	1	4,898				
Additional MSBA Gymnasium				1,102	1	1,102				
Gym Storeroom							150	1	150	
Gym Storage	287	1	287	287	1	287				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Additional MSBA Health Instr. Office				150	1	150				
MEDIA CENTER			**1,629**			**2,956**			**2,956**	
Media Center / Reading Room							2,956	1	2,956	
Library	946	1	946	946	1	946				
Library Conference / Quiet Reading Room	292	1	292	292	1	292				
Library Office	183	1	183	183	1	183				
Library Workroom	208	1	208	208	1	208				
Additional MSBA Media Center				1,327	1	1,327				
DINING & FOOD SERVICE			**4,552**			**7,201**			**7,214**	
Cafeteria / Dining							3,810	1	3,810	2 seatings - 15SF per seat
Cafeterium	2,059	1	2,059	2,059	1	2,059				
Additional MSBA Cafeterium Space				1,751	1	1,751				
Stage							1,000	1	1,000	
Stage	553	1	553	553	1	553				
Additional MSBA Stage Space				447	1	447				
Chair / Table / Equipment Storage							369	1	369	
Café Chair Storage	145	1	145	145	1	145				
Additional MSBA Equipment Storage				224	1	224				
Kitchen							1,808	1	1,808	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	967	1	967	967	1	967				
Kitchen Office	44	1	44	44	1	44				

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Proposed Space Summary- Elementary Schools

McAuliffe	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Storage	323	1	323	323	1	323				
Kitchen Toilet	34	2	68	34	2	68				
Can Wash Room	44	1	44	44	1	44				
Dishwash Room	119	1	119	119	1	119				
Freezer	115	1	115	115	1	115				
Refrigerator	115	1	115	115	1	115				
Staff Lunch Room							227	1	227	20 SF/Occupant
Additional MSBA Staff Lunch Room				227	1	227				
MEDICAL			**291**			**591**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Suite	246	1	246	246	1	246				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**1,920**			**2,928**			**2,373**	
General Office / Waiting Room / Toilet							404	1	404	
Main Office	367	1	367	367	1	367				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teacher's Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	152	1	152	152	1	152				
Additional MSBA Principal's Conf Area				223	1	223				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Principal's Office	402	1	402	402	1	402				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference Room	221	1	221	221	1	221				
Guidance Office							150	2	300	
Additional MSBA Guidance Offices				150	2	300				
Guidance Storeroom							35	1	35	
Admin Storage	54	1	54	54	1	54				
Admin Storage	12	1	12	12	1	12				
Teachers' Work Room							404	1	404	
Teacher's Lounge / Work Room	712	1	712	712	1	712				
CUSTODIAL & MAINTENANCE			**1,136**			**2,400**			**2,108**	
Custodian's Office							150	1	150	
Additional MSBA Custodian's Office				150	1	150				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	22	2	44	22	2	44				
Custodial Closet	78	1	78	78	1	78				
Custodial Closet	96	2	192	96	2	192				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							269	1	269	
Receiving and General Storage	426	1	426	426	1	426				
Storeroom							339	1	339	
Additional MSBA Storeroom				339	1	339				
Network / Telecom Room							200	1	200	
Server	396	1	396	396	1	396				
OTHER			**854**			**854**			**0**	
Other *(specify)*										
Computer Lab	854	1	854	854	1	854				
Total Additional MSBA NFA						11,865				
Total Building Net Floor Area (NFA)			**43,322**			**55,187**			**52,076**	
Proposed Student Capacity / Enrollment			508			508			**508**	
Total Building Gross Floor Area (GFA)[2]			63,655			**79,113**			**79,113**	
Grossing factor (GFA/NFA)			**1.47**			**1.43**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

McAvinnue	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		23	**22,097**			**23,897**		**23**	**22,850**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-K Classroom w/ Toilet	1,157	2	2,314	1,157	2	2,314				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten Classroom w/ Toilet	1,150	2	2,300	1,150	2	2,300				
Kindergarten Classroom w/ Toilet	1,139	2	2,278	1,139	2	2,278				
General Classrooms - Grade 1-6							950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	903	4	3,612	903	4	3,612				
2nd Grade Classroom	913	4	3,652	913	4	3,652				
2nd Grade Classroom (Swing Space)	825	1	825	825	1	825				
3rd Grade Classroom	903	4	3,612	903	4	3,612				
4th Grade Classroom	876	4	3,504	876	4	3,504				
Additional MSBA Classrooms				900	2	1,800				
SPECIAL EDUCATION			**5,553**			**6,793**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
ELL Classroom	292	1	292	292	1	292				
Literacy Center	876	1	876	876	1	876				
SPED Classroom & Office	306	1	306	306	1	306				
SPED Classroom	325	1	325	325	1	325				
SPED Classroom (PDD)	1,116	2	2,232	1,116	2	2,232				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Speech	321	1	321	321	1	321				
SPED Resource & Storage	378	1	378	378	1	378				
Additional MSBA SPED Resource Rooms				500	2	1,000				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Social Worker's Office	333	1	333	333	1	333				
SPED Office	77	1	77	77	1	77				
SPED Office	147	1	147	147	1	147				
SPED Storage	66	2	132	66	2	132				
Speech Testing & Office	134	1	134	134	1	134				
ART & MUSIC			**2,342**			**3,942**			**3,800**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	893	1	893	893	1	893				
Art Room Office	316	1	316	316	1	316				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Additional MSBA Art Workroom				150	2	300				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom & Storage	1,133	1	1,133	1,133	1	1,133				
Music Practice / Ensemble							75	4	300	
Additional MSBA Music Practice				75	4	300				
HEALTH & PHYSICAL EDUCATION			**5,192**			**6,604**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,738	1	4,738	4,738	1	4,738				
Additional MSBA Gymnasium Space				1,262	1	1,262				
Gym Storeroom							150	1	150	
PE Office & Storage	454	1	454	454	1	454				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Additional MSBA Health Instructors Office				150	1	150				
MEDIA CENTER			**1,903**			**3,091**			**3,091**	
Media Center / Reading Room							3,091	1	3,091	
Media Center	1,541	1	1,541	1,541	1	1,541				
Media Center Office	144	1	144	144	1	144				
Media Center Computer Lab	218	1	218	218	1	218				
Additional MSBA Media Center Space				1,188	1	1,188				
DINING & FOOD SERVICE			**4,744**			**7,592**			**7,487**	
Cafeteria / Dining							4,035	1	4,035	2 seatings - 15SF per seat
Cafetorium	2,192	1	2,192	2,192	1	2,192				
Additional MSBA Cafetorium Space				1,843	1	1,843				
Stage							1,000	1	1,000	
Stage Platform	405	1	405	405	1	405				
Additional MSBA Stage Space				595	1	595				
Chair / Table / Equipment Storage							379	1	379	
Stage Storage	78	1	78	78	1	78				
Additional MSBA Equipment Storage				301	1	301				
Kitchen							1,838	1	1,838	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	964	1	964	964	1	964				
Kitchen Office	55	1	55	55	1	55				
Kitchen Toliet	46	2	92	46	2	92				
Kitchen Storage	269	1	269	269	1	269				
Can Wash Room	28	1	28	28	1	28				
Dish Washing Room	116	1	116	116	1	116				
Freezer	99	1	99	99	1	99				
Refrigerator	106	1	106	106	1	106				
Additional MSBA Kitchen Space				109	1	109				
Staff Lunch Room							235	1	235	20 SF/Occupant
Teacher Planning	340	1	340	340	1	340				

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Proposed Space Summary- Elementary Schools

McAvinnue	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
MEDICAL			**270**			**570**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Suite Toilet	46	1	46	46	1	46				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Suite	224	1	224	224	1	224				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**2,033**			**2,797**			**2,403**	
General Office / Waiting Room / Toilet							419	1	419	
Main Office	512	1	512	512	1	512				
Main Office Storage	54	1	54	54	1	54				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Teacher Work Room & Copy Room	192	1	192	192	1	192				
Records Room							110	1	110	
Additional MSBA Record Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	275	1	275	275	1	275				
Additional MSBA Principal's Conf Area				100	1	100				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Conf Area				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Principal's Office	160	1	160	160	1	160				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference Room	156	1	156	156	1	156				
Additional MSBA Conference				94	1	94				
Guidance Office							150	2	300	
Parent Liason Office	100	1	100	100	1	100				
Additional MSBA Guidance Office				200	1	200				
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							419	1	419	
Teachers' Lounge	292	2	584	292	2	584				
CUSTODIAL & MAINTENANCE			**2,082**			**3,062**			**2,138**	
Custodian's Office							150	1	150	
Custodial Office	132	1	132	132	1	132				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	12	3	36	12	3	36				
Custodial Closet	26	1	26	26	1	26				
Custodial Closet	44	3	132	44	3	132				
Custodial Storage	111	1	111	111	1	111				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							279	1	279	
Receiving	74	1	74	74	1	74				
Additional MSBA Receiving Space				205	1	205				
Storeroom							359	1	359	
General Building Storage	1,139	1	1,139	1,139	1	1,139				
Network / Telecom Room							200	1	200	
Custodial Equipment Storage & Tel	161	1	161	161	1	161				
A/V Storage & MDF Room	271	1	271	271	1	271				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Outdoor Play Court (exterior, not included)	4,590	1								
Total Additional MSBA NFA						12,133				
Total Building Net Floor Area (NFA)			**46,216**			**58,349**			**54,719**	
Proposed Student Capacity / Enrollment			538			538			**538**	
Total Building Gross Floor Area (GFA)[2]			70,326			**81,902**			**81,902**	
Grossing factor (GFA/NFA)			**1.52**			**1.40**			**1.50**	

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[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Proposed Space Summary- Elementary Schools

Moody	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**13,142**			**13,142**		**12**	**11,900**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet							1,200	2	2,400	1,100 SF min - 1,300 SF max
Kindergarten w/ Storage & Toilet	1,066	1	1,066	1,066	1	1,066				
Kindergarten w/ Storage	1,043	1	1,043	1,043	1	1,043				
General Classrooms - Grade 1-6							950	10	9,500	900 SF min - 1,000 SF max
1st Grade Classroom w/ Storage	1,049	1	1,049	1,049	1	1,049				
1st Grade Classroom w/ Storage	1,074	1	1,074	1,074	1	1,074				
2nd Grade Classroom w/ Storage	993	1	993	993	1	993				
2nd Grade Classroom w/ Storage	1,090	1	1,090	1,090	1	1,090				
3rd Grade Classroom w/ Storage	1,012	1	1,012	1,012	1	1,012				
3rd Grade Classroom w/ Storage	1,015	1	1,015	1,015	1	1,015				
3rd Grade Classroom w/ Storage	1,087	1	1,087	1,087	1	1,087				
4th Grade Classroom w/ Storage	1,039	1	1,039	1,039	1	1,039				
4th Grade Classroom w/ Storage	1,010	1	1,010	1,010	1	1,010				
4th Grade Classroom w/ Storage	1,092	1	1,092	1,092	1	1,092				
Coats & Backpacks	97	1	97	97	1	97				
Coats & Backpacks	116	2	232	116	2	232				
Coats & Backpacks	243	1	243	243	1	243				
SPECIAL EDUCATION			**1,363**			**2,933**			**3,020**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	2	1,900	8% of pop. in self-contained SPED
Literacy Classroom	676	1	676	676	1	676				
Additional MSBA SPED Classroom				950	1	950				
Self-Contained SPED - toilet							60	2	120	
Additional MSBA SPED Toilet				60	2	120				
Resource Room							500	1	500	1/2 size Genl. Clrm.
Parent Room	243	1	243	243	1	243				
Parent Liason, Literacy & Math Specialists	152	1	152	152	1	152				
SPED Teacher Resource Room	292	1	292	292	1	292				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Additional MSBA Sm Group Room				500	1	500				
ART & MUSIC			**1,419**			**2,769**			**2,500**	
Art Classroom - 25 seats							1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	930	1	930	930	1	930				
Art Workroom w/ Storage & kiln							150	1	150	
Art Storage	209	1	209	209	1	209				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Teacher Office	222	1	222	222	1	222				
Music Storage	58	1	58	58	1	58				
Additional MSBA Music Classroom				1,200	1	1,200				
Music Practice / Ensemble							75	2	150	
Additional MSBA Music Practice				75	2	150				
HEALTH & PHYSICAL EDUCATION			**4,772**			**6,291**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium / Auditorium / Stage	4,532	1	4,532	4,532	1	4,532				
Additional MSBA Gym Space				1,468	1	1,468				
Gym Storeroom							150	1	150	
Gym Storage	99	1	99	99	1	99				
Additional MSBA Gym Storage Space				51	1	51				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Physical Education Office	141	1	141	141	1	141				
MEDIA CENTER			**932**			**2,020**			**2,020**	
Media Center / Reading Room							2,020	1	2,020	
Library / Media Center	644	1	644	644	1	644				
Book & Reference Material Room	288	1	288	288	1	288				
Additional MSBA Media Center Space				1,088	1	1,088				
DINING & FOOD SERVICE			**3,017**			**5,452**			**5,010**	
Cafeteria / Dining							2,010	1	2,010	2 seatings - 15SF per seat
Cafeteria	989	1	989	989	1	989				
Cafeteria	1,048	1	1,048	1,048	1	1,048				
Stage							1,000	1	1,000	
Additional MSBA Stage Space				1,000	1	1,000				
Chair / Table / Equipment Storage							200	1	200	
Cafeteria Storage	65	2	130	65	2	130				
Cafeteria Storage	392	1	392	392	1	392				
Kitchen							1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Food Serving	165	1	165	165	1	165				
Additional MSBA Kitchen				1,435	1	1,435				
Staff Lunch Room							200	1	200	20 SF/Occupant
Teacher's Dining & Lounge	198	1	198	198	1	198				
Storage	95	1	95	95	1	95				
MEDICAL			**89**			**510**			**510**	
Medical Suite Toilet							60	1	60	
Additional MSBA Medical Toilet				60	1	60				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Office & Rest	89	1	89	89	1	89				
Additional MSBA Nurse Space				161	1	161				
Examination Room / Resting							100	2	200	
Additional MSBA Exam Room				100	2	200				

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Proposed Space Summary- Elementary Schools

Moody	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
ADMINISTRATION & GUIDANCE			**1,315**			**2,105**			**2,015**	
General Office / Waiting Room / Toilet							300	1	300	
Main Office	198	1	198	198	1	198				
Admin Storage	20	1	20	20	1	20				
Admin Storage	44	1	44	44	1	44				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	198	1	198	198	1	198				
Principal's Toilet	27	1	27	27	1	27				
Principal's Storage	19	1	19	19	1	19				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Supervisory / Spare Office							120	1	120	
Additional MSBA Supervisory Office				120	1	120				
Conference Room							250	1	250	
Conference Room	198	1	198	198	1	198				
Conference Room Storage	19	1	19	19	1	19				
Conference Room Toilet	27	2	54	27	2	54				
Guidance Office							150	1	150	
Additional MSBA Guidance Office				150	1	150				
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							300	1	300	
Teacher's Work Room	538	1	538	538	1	538				
CUSTODIAL & MAINTENANCE			**1,446**			**2,621**			**1,900**	
Custodian's Office							150	1	150	
Custodial Office	317	1	317	317	1	317				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Storage	111	1	111	111	1	111				
Custodial Storage	28	1	28	28	1	28				
Custodial Storage & Sink	28	1	28	28	1	28				
Custodial Storage	31	2	62	31	2	62				
Custodial Storage	83	2	166	83	2	166				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling/Trash Room				400	1	400				
Receiving and General Supply							200	1	200	
Additional MSBA Receiving				200	1	200				
Storeroom							200	1	200	
General Building Storage	390	1	390	390	1	390				
Custodial & General Building Storage	344	1	344	344	1	344				
Attic General Storage (in GSF)	3,845	1								
Network / Telecom Room							200	1	200	
Additional MSBA Network / Telecom				200	1	200				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Total Additional MSBA NFA						10,348				
Total Building Net Floor Area (NFA)			**27,495**			**37,843**			**35,175**	
Proposed Student Capacity / Enrollment			268			268			**268**	
Total Building Gross Floor Area (GFA)[2]			47,296			**48,240**			**48,240**	
Grossing factor (GFA/NFA)			**1.72**			**1.27**			**1.37**	

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[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Proposed Space Summary- Elementary Schools

Morey	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		22	**20,596**			**24,196**		**24**	**23,800**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,207	1	1,207	1,207	1	1,207				
Pre-Kindergarten w/ toilet	1,024	1	1,024	1,024	1	1,024				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,095	1	1,095	1,095	1	1,095				
Kindergarten w/ toilet	1,156	1	1,156	1,156	1	1,156				
Kindergarten w/ toilet	1,065	1	1,065	1,065	1	1,065				
Kindergarten w/ toilet	1,085	1	1,085	1,085	1	1,085				
General Classrooms - Grade 1-6							950	20	19,000	900 SF min - 1,000 SF max
1st Grade Classroom	862	4	3,448	862	4	3,448				
2nd Grade Classroom	907	4	3,628	907	4	3,628				
3rd Grade Classroom	861	4	3,444	861	4	3,444				
4th Grade Classroom	861	4	3,444	861	4	3,444				
Additional MSBA Classrooms				900	4	3,600				
SPECIAL EDUCATION			**4,238**			**7,278**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
OP/TP	250	1	250	250	1	250				
OP/TP	436	1	436	436	1	436				
Pre-K CSA Classroom w/ Toilet	792	1	792	792	1	792				
Pre-K CSA Classroom w/ Storage	667	1	667	667	1	667				
SPED Department Office	420	1	420	420	1	420				
SPED Department Storage	30	1	30	30	1	30				
Additional MSBA SPED Classroom				900	2	1,800				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Teacher Reading Resource	241	1	241	241	1	241				
Teacher Resource	286	1	286	286	1	286				
Additional MSBA Resource				500	2	1,000				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Project Room	186	6	1,116	186	6	1,116				
ART & MUSIC			**2,206**			**3,506**			**3,800**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	1,031	1	1,031	1,031	1	1,031				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Art Storage	115	1	115	115	1	115				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	1,060	1	1,060	1,060	1	1,060				
Music Practice / Ensemble							75	4	300	
Music Storage (included in gross)	240	1								
Additional MSBA Music Practice Rooms				75	4	300				
HEALTH & PHYSICAL EDUCATION			**5,486**			**6,346**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	5,140	1	5,140	5,140	1	5,140				
Additional MSBA Gymnasium				860	1	860				
Gym Storeroom							150	1	150	
Gym Storage	179	1	179	179	1	179				
Gym Storage	48	1	48	48	1	48				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Gym Office	119	1	119	119	1	119				
MEDIA CENTER			**2,226**			**3,132**			**3,132**	
Media Center / Reading Room							3,132	1	3,132	
Library	2,226	1	2,226	2,226	1	2,226				
Additional MSBA Media Center Space				906	1	906				
DINING & FOOD SERVICE			**5,314**			**7,942**			**7,569**	
Cafeteria / Dining							4,103	1	4,103	2 seatings - 15SF per seat
Cafeteria	2,752	1	2,752	2,752	1	2,752				
Additional MSBA Cafeteria Space				1,351	1	1,351				
Stage							1,000	1	1,000	
Stage	428	1	428	428	1	428				
Additional MSBA Stage Space				572	1	572				
Chair / Table / Equipment Storage							382	1	382	
Additional MSBA Equipment Storage				382	1	382				
Kitchen							1,847	1	1,847	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	976	1	976	976	1	976				
Kitchen Office	63	1	63	63	1	63				
Kitchen Dry Storage	176	1	176	176	1	176				
Kitchen Refridgerator	84	1	84	84	1	84				
Kitchen Walk-in Freezer	109	1	109	109	1	109				
Kitchen Toilets	58	2	116	58	2	116				
Additional MSBA Kitchen Space				323	1	323				
Staff Lunch Room							237	1	237	20 SF/Occupant
Teacher Lounge & Dining	510	1	510	510	1	510				
Teacher Lounge Bathrooms	50	2	100	50	2	100				
MEDICAL			**454**			**704**			**610**	
Medical Suite Toilet							60	1	60	

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Proposed Space Summary- Elementary Schools

Morey	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurses' Toilet	80	1	80	80	1	80				
Nurses' Office / Waiting Room							250	1	250	
Additional MSBA Nurses' Office / Waiting				250	1	250				
Examination Room / Resting							100	3	300	
Nurses' Exam Eoom / Resting	374	1	374	374	1	374				
ADMINISTRATION & GUIDANCE			**1,742**			**2,640**			**2,412**	
General Office / Waiting Room / Toilet							424	1	424	
Main Office	447	1	447	447	1	447				
Teachers' Mail and Time Room							100	1	100	
Mail Room	218	1	218	218	1	218				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	177	1	177	177	1	177				
Additional MSBA Principal's Conf Area				198	1	198				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Principal's Office	150	1	150	150	1	150				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference Room	320	1	320	320	1	320				
Guidance Office							150	2	300	
Parent Liason	151	1	151	151	1	151				
Social Worker	135	1	135	135	1	135				
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							424	1	424	
Teacher Storage	38	1	38	38	1	38				
Teacher Storage	53	2	106	53	2	106				
Additional MSBA Teacher Storage				280	1	280				
CUSTODIAL & MAINTENANCE			**1,257**			**2,335**			**2,147**	
Custodian's Office							150	1	150	
Custodial Office	173	1	173	173	1	173				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	10	1	10	10	1	10				
Custodial Closet	28	2	56	28	2	56				
Custodial Closet	40	1	40	40	1	40				
Custodial Closet	69	1	69	69	1	69				
Additional MSBA Custodian's Storage				200	1	200				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling /Trash Room				400	1	400				
Receiving and General Supply							282	1	282	
Receiving	81	1	81	81	1	81				
Receiving	81	1	81	81	1	81				
Storeroom							365	1	365	
General Building Storage	650	1	650	650	1	650				
Network / Telecom Room							200	1	200	
MDF Server	97	1	97	97	1	97				
Additional MSBA Telecom Room				103	1	103				
OTHER			**893**			**893**			**0**	
Other *(specify)*										
Computer Lab	893	1	893	893	1	893				
Total Additional MSBA NFA						14,640				
Total Building Net Floor Area (NFA)			**44,412**			**58,971**			**55,809**	
Proposed Student Capacity / Enrollment			547			547			**547**	
Total Building Gross Floor Area (GFA)[2]			68,405			**82,697**			**82,697**	
Grossing factor (GFA/NFA)			**1.54**			**1.40**			**1.48**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Murkland	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		22	**21,084**			**23,784**		**23**	**22,850**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet & storage	912	1	912	912	1	912				
Pre-Kindergarten w/ toilet & storage	1,122	1	1,122	1,122	1	1,122				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet & storage	1,122	2	2,244	1,122	2	2,244				
Kindergarten w/ toilet & storage	1,141	1	1,141	1,141	1	1,141				
Kindergarten w/ toilet & storage	1,099	1	1,099	1,099	1	1,099				
General Classrooms - Grade 1-6							950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	886	1	886	886	1	886				
1st Grade Classroom	889	1	889	889	1	889				
1st Grade Classroom	895	2	1,790	895	2	1,790				
2nd Grade Classroom	910	1	910	910	1	910				
2nd Grade Classroom	912	1	912	912	1	912				
2nd Grade Classroom	918	1	918	918	1	918				
2nd Grade Classroom	892	1	892	892	1	892				
3rd Grade Classroom	912	2	1,824	912	2	1,824				
3rd Grade Classroom	915	2	1,830	915	2	1,830				
4th Grade Classroom	912	2	1,824	912	2	1,824				
4th Grade Classroom	918	1	918	918	1	918				
4th Grade Classroom	973	1	973	973	1	973				
Additional MSBA Classrooms				900	3	2,700				
SPECIAL EDUCATION			**3,624**			**6,264**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
SPED Classroom	860	1	860	860	1	860				
SPED Classroom	886	1	886	886	1	886				
Additional MSBA SPED Classrooms				950	2	1,900				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilets				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
SPED Office	364	1	364	364	1	364				
SPED Office	257	1	257	257	1	257				
Speech	164	1	164	164	1	164				
Social Worker	179	1	179	179	1	179				
Social Worker - Waiting	216	1	216	216	1	216				
Additional MSBA Resource Rooms				500	1	500				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Specialist Office	533	1	533	533	1	533				
SPED Time-out Room	73	1	73	73	1	73				
SPED Time-out Room	92	1	92	92	1	92				
ART & MUSIC			**2,028**			**3,770**			**3,725**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	1,045	1	1,045	1,045	1	1,045				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Additional MSBA Workroom w/ Stor & Kiln				150	2	300				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	983	1	983	983	1	983				
Music Storage (included in gross)	132	1								
Additional MSBA Music CR Space				217	1	217				
Music Practice / Ensemble							75	3	225	
Additional MSBA Music Practice				75	3	225				
HEALTH & PHYSICAL EDUCATION			**5,164**			**6,249**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,915	1	4,915	4,915	1	4,915				
Additional MSBA Gymnasium Space				1,085	1	1,085				
Gym Storeroom							150	1	150	
Gymnasium Storage	51	1	51	51	1	51				
Gymnasium Storage	79	1	79	79	1	79				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Physical Ed. Office	119	1	119	119	1	119				
MEDIA CENTER			**1,219**			**3,024**			**3,024**	
Media Center / Reading Room							3,024	1	3,024	
Media Center	1,219	1	1,219	1,219	1	1,219				
Additional MSBA Media Center Space				1,805	1	1,805				
DINING & FOOD SERVICE			**4,610**			**7,171**			**7,351**	
Cafeteria / Dining							3,923	1	3,923	2 seatings - 15SF per seat
Cafetorium	2,133	1	2,133	2,133	1	2,133				
Additional MSBA Cafetorium Space				1,790	1	1,790				
Stage							1,000	1	1,000	
Stage/Platform	471	1	471	471	1	471				
Additional MSBA Stage Space				529	1	529				
Chair / Table / Equipment Storage							374	1	374	
Table & Chair Storage	132	1	132	132	1	132				
Additional MSBA Equipment Storage				242	1	242				
Kitchen							1,823	1	1,823	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	979	1	979	979	1	979				
Kitchen Office	51	1	51	51	1	51				
Kitchen Storage	236	1	236	236	1	236				

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Proposed Space Summary- Elementary Schools

Murkland	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Freezer	105	1	105	105	1	105				
Dishroom	100	1	100	100	1	100				
Cooler	105	1	105	105	1	105				
Can Room	42	1	42	42	1	42				
Staff Lunch Room							231	1	231	20 SF/Occupant
Teacher Work Room & Dining	256	1	256	256	1	256				
MEDICAL			**196**			**596**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	46	1	46	46	1	46				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Room	150	1	150	150	1	150				
Additional MSBA Nurse's Waiting				100	1	100				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Room				100	3	300				
ADMINISTRATION & GUIDANCE			**2,647**			**3,174**			**2,388**	
General Office / Waiting Room / Toilet							412	1	412	
Main Office	345	1	345	345	1	345				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teacher's Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Copy Room	197	1	197	197	1	197				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	183	1	183	183	1	183				
Additional MSBA Principal's Conference				192	1	192				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Asst. Principal's Office	171	1	171	171	1	171				
Supervisory / Spare Office							120	1	120	
Office	201	1	201	201	1	201				
Office	142	2	284	142	2	284				
Conference Room							250	1	250	
Conference Room	389	1	389	389	1	389				
Guidance Office							150	2	300	
Guidance Storeroom							35	1	35	
Main Office Storage	45	1	45	45	1	45				
Teachers' Work Room							412	1	412	
Professional Development Staff Room	832	1	832	832	1	832				
CUSTODIAL & MAINTENANCE			**1,206**			**2,480**			**2,123**	
Custodian's Office							150	1	150	
Additional MSBA Custodian's Office				150	1	150				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial	34	1	34	34	1	34				
Storage	71	1	71	71	1	71				
Storage	148	1	148	148	1	148				
Storage	67	1	67	67	1	67				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							274	1	274	
Receiving & Storage	438	1	438	438	1	438				
Storeroom							349	1	349	
Additional MSBA Storeroom				349	1	349				
Network / Telecom Room							200	1	200	
MDF Room & Book Processing	448	1	448	448	1	448				
OTHER			**1,159**			**1,159**			**0**	
Other *(specify)*										
Community Teamwork Classroom	267	1	267	267	1	267				
Computer Lab	892	1	892	892	1	892				
Total Additional MSBA NFA						14,516				
Total Building Net Floor Area (NFA)			**42,937**			**57,670**			**54,410**	
Proposed Student Capacity / Enrollment			523			523			**523**	
Total Building Gross Floor Area (GFA)[2]			62,050			**80,533**			**80,533**	
Grossing factor (GFA/NFA)			**1.45**			**1.40**			**1.48**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Pawtucketville	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		21	**19,133**			**21,833**		**23**	**22,850**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,356	1	1,356	1,356	1	1,356				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,143	4	4,572	1,143	4	4,572				
General Classrooms - Grade 1-6							950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	784	4	3,136	784	4	3,136				
2nd Grade Classroom	801	1	801	801	1	801				
2nd Grade Classroom	784	3	2,352	784	3	2,352				
3rd Grade Classroom	784	4	3,136	784	4	3,136				
4th Grade Classroom	945	4	3,780	945	4	3,780				
Additional MSBA Classrooms				900	3	2,700				
SPECIAL EDUCATION			**6,587**			**6,827**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
Occupational Therapy	143	1	143	143	1	143				
PDD (Autism)	784	2	1,568	784	2	1,568				
SPED Classroom	784	1	784	784	1	784				
Adjustment Room	404	1	404	404	1	404				
Adjustment Room	420	1	420	420	1	420				
SPED Playroom	451	1	451	451	1	451				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Literacy Center	784	1	784	784	1	784				
SPED / Social Worker	404	1	404	404	1	404				
Social Worker	376	1	376	376	1	376				
Speech	196	1	196	196	1	196				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
SPED Room	224	1	224	224	1	224				
SPED Room	200	2	400	200	2	400				
Time Out	201	1	201	201	1	201				
SPED Storage	57	1	57	57	1	57				
SPED Storage	55	1	55	55	1	55				
SPED Lounge	120	1	120	120	1	120				
ART & MUSIC			**2,540**			**3,715**			**3,725**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	1,068	1	1,068	1,068	1	1,068				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Kiln Room	125	1	125	125	1	125				
Additional MSBA Art Workroom				175	1	175				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music	1,091	1	1,091	1,091	1	1,091				
Music Practice / Ensemble							75	3	225	
Practice Room	152	1	152	152	1	152				
Practice Room	104	1	104	104	1	104				
HEALTH & PHYSICAL EDUCATION			**6,411**			**6,561**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	5,926	1	5,926	5,926	1	5,926				
Gym Storeroom							150	1	150	
Gym Storage	396	1	396	396	1	396				
Lockers	89	1	89	89	1	89				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Additional MSBA Health Instructor's Office				150	1	150				
MEDIA CENTER			**2,040**			**3,028**			**3,028**	
Media Center / Reading Room							3,028	1	3,028	
Library	2,040	1	2,040	2,040	1	2,040				
Additional MSBA Media Center Space				988	1	988				
DINING & FOOD SERVICE			**5,776**			**7,669**			**7,360**	
Cafeteria / Dining							3,930	1	3,930	2 seatings - 15SF per seat
Cafeteria	2,896	1	2,896	2,896	1	2,896				
Additional MSBA Cafeteria Space				1,034	1	1,034				
Stage							1,000	1	1,000	
Platform	747	1	747	747	1	747				
Additional MSBA Stage Space				253	1	253				
Chair / Table / Equipment Storage							375	1	375	
Additional MSBA Equipment Storage				375	1	375				
Kitchen							1,824	1	1,824	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,206	1	1,206	1,206	1	1,206				
Kitchen Office	70	1	70	70	1	70				
Kitchen Storage	425	1	425	425	1	425				
Freezer	118	1	118	118	1	118				
Dishwashing	134	1	134	134	1	134				
Refriderator	110	1	110	110	1	110				
Trash Room	70	1	70	70	1	70				
Staff Lunch Room							231	1	231	20 SF/Occupant
Additional MSBA Staff Lunch Room				231	1	231				

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Proposed Space Summary- Elementary Schools

Pawtucketville	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
MEDICAL			**354**			**654**			**610**	
Medical Suite Toilet							60	1	60	
H.C. Boys Toilet	50	1	50	50	1	50				
H.C. Girls Toilet	57	1	57	57	1	57				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Office	247	1	247	247	1	247				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Room				100	3	300				
ADMINISTRATION & GUIDANCE			**2,823**			**3,460**			**2,389**	
General Office / Waiting Room / Toilet							412	1	412	
Main Office	795	1	795	795	1	795				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Copy	293	1	293	293	1	293				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	223	1	223	223	1	223				
Additional MSBA Principal's Conference				152	1	152				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Prinicipal's Office	420	1	420	420	1	420				
Supervisory / Spare Office							120	1	120	
Office	175	1	175	175	1	175				
Conference Room							250	1	250	
Conference Room	259	1	259	259	1	259				
Guidance Office							150	2	300	
Parent Liason	161	1	161	161	1	161				
Additional MSBA Guidance				150	1	150				
Guidance Storeroom							35	1	35	
Admin Storage	55	1	55	55	1	55				
Teachers' Work Room							412	1	412	
Teacher Lounge / Copy	442	1	442	442	1	442				
CUSTODIAL & MAINTENANCE			**2,672**			**3,447**			**2,124**	
Custodian's Office							150	1	150	
Custodial Office	192	1	192	192	1	192				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	30	2	60	30	2	60				
Custodial Closet	32	1	32	32	1	32				
Custodial Closet	88	1	88	88	1	88				
Custodial Storage	217	1	217	217	1	217				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							275	1	275	
Receiving	151	1	151	151	1	151				
Storeroom							349	1	349	
Custodial Storage	157	1	157	157	1	157				
Custodial Storage	188	2	376	188	2	376				
Custodial Storage	239	1	239	239	1	239				
Custodial Storage	443	1	443	443	1	443				
Network / Telecom Room							200	1	200	
AV Storage	290	1	290	290	1	290				
Tech Services	172	1	172	172	1	172				
MDF Room	255	1	255	255	1	255				
OTHER			**2,598**			**2,598**			**0**	
Other *(specify)*										
Community Pre-K Classroom	923	1	923	923	1	923				
Community Teamwork Classroom	403	1	403	403	1	403				
Computer Lab	1,080	1	1,080	1,080	1	1,080				
Small Greenhouse Classroom	192	1	192	192	1	192				
Outdoor Science Courtyard (not included)	3,730	1								
Total Additional MSBA NFA						8,858				
Total Building Net Floor Area (NFA)			**50,934**			**59,792**			**54,426**	
Proposed Student Capacity / Enrollment			524			524			**524**	
Total Building Gross Floor Area (GFA)[2]			78,424			**80,626**			**80,626**	
Grossing factor (GFA/NFA)			**1.54**			**1.35**			**1.48**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Reilly	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**26,171**			**27,071**		**26**	**25,950**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet							1,200	5	6,000	1,100 SF min - 1,300 SF max
Kindergarten Classroom w/ Toilet	994	2	1,988	994	2	1,988				
Kindergarten Classroom w/ Toilet	1,404	2	2,808	1,404	2	2,808				
Kindergarten Classroom	970	1	970	970	1	970				
General Classrooms - Grade 1-6							950	21	19,950	900 SF min - 1,000 SF max
1st Grade Classroom	970	5	4,850	970	5	4,850				
2nd Grade Classroom	973	5	4,865	973	5	4,865				
3rd Grade Classroom	1,069	5	5,345	1,069	5	5,345				
4th Grade Classroom	1,069	5	5,345	1,069	5	5,345				
Additional MSBA Classroom				900	1	900				
SPECIAL EDUCATION			**6,321**			**6,561**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
Life Skills	976	1	976	976	1	976				
Content Literacy	873	1	873	873	1	873				
New Comers (ELL)	1,084	1	1,084	1,084	1	1,084				
Tutor	1,084	1	1,084	1,084	1	1,084				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Social Worker's Office	176	1	176	176	1	176				
SPED Room	497	2	994	497	2	994				
SPED Room	240	1	240	240	1	240				
SPED Room	287	1	287	287	1	287				
Timeout	103	1	103	103	1	103				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Literature Center	504	1	504	504	1	504				
ART & MUSIC			**1,990**			**4,790**			**5,000**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	795	1	795	795	1	795				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Office	143	1	143	143	1	143				
Art Workroom w/ Storage & kiln							150	2	300	
Additional MSBA Art Workroom w/ Kiln				150	2	300				
Music Classroom / Large Group - 25-50 seats							1,200	2	2,400	assumed schedule 2 times / week / student
Music Classroom / Stage	1,052	1	1,052	1,052	1	1,052				
Additional MSBA Music Classroom				1,200	1	1,200				
Music Practice / Ensemble							75	4	300	
Additional MSBA Music Practice				75	4	300				
HEALTH & PHYSICAL EDUCATION			**7,328**			**7,328**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	6,714	1	6,714	6,714	1	6,714				
Gym Storeroom							150	1	150	
Gym Storage	276	1	276	276	1	276				
Gym Storage	216	1	216	216	1	216				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Gym Office	122	1	122	122	1	122				
MEDIA CENTER			**1,475**			**3,343**			**3,343**	
Media Center / Reading Room							3,343	1	3,343	
Library	1,475	1	1,475	1,475	1	1,475				
Additional MSBA Media Center Space				1,868	1	1,868				
DINING & FOOD SERVICE			**5,446**			**7,038**			**7,995**	
Cafeteria / Dining							4,455	1	4,455	2 seatings - 15SF per seat
Cafeteria	3,510	1	3,510	3,510	1	3,510				
Additional MSBA Cafeteria Space				945	1	945				
Stage							1,000	1	1,000	
Chair / Table / Equipment Storage							398	1	398	
Additional MSBA Equipment Storage				398	1	398				
Kitchen							1,894	1	1,894	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,099	1	1,099	1,099	1	1,099				
Kitchen Office	77	1	77	77	1	77				
Kitchen Storage	213	1	213	213	1	213				
Freezer	232	1	232	232	1	232				
Refrigerator	232	1	232	232	1	232				
Staff Toilet/Locker	83	1	83	83	1	83				
Staff Lunch Room							249	1	249	20 SF/Occupant
Additional MSBA Staff Lunch Room				249	1	249				
MEDICAL			**488**			**788**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	76	1	76	76	1	76				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Suite	297	1	297	297	1	297				
Nurse's Office	115	1	115	115	1	115				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Room				100	3	300				
ADMINISTRATION & GUIDANCE			**2,518**			**3,010**			**2,459**	

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Proposed Space Summary- Elementary Schools

Reilly	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
General Office / Waiting Room / Toilet							447	1	447	
Main Office w/ 2 Toilets	321	1	321	321	1	321				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Safe	28	1	28	28	1	28				
Additional MSBA Records Room				82	1	82				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	215	1	215	215	1	215				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Assistant Principal's Office	157	1	157	157	1	157				
Supervisory / Spare Office							120	1	120	
Office (use unknown)	201	1	201	201	1	201				
Office (use unknown)	234	1	234	234	1	234				
Office (use unknown)	167	1	167	167	1	167				
Office (use unknown)	160	2	320	160	2	320				
Conference Room							250	1	250	
Conference Room	474	1	474	474	1	474				
Guidance Office							150	2	300	
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							447	1	447	
Teachers' Lounge	401	1	401	401	1	401				
CUSTODIAL & MAINTENANCE			**888**			**1,982**			**2,194**	
Custodian's Office							150	1	150	
Custodial Office	134	1	134	134	1	134				
Custodial Toilet/Shower	57	1	57	57	1	57				
Custodian's Workshop							375	1	375	
Custodial Break Room	267	1	267	267	1	267				
Custodian's Storage							375	1	375	
Custodial Closet	33	2	66	33	2	66				
Custodial Closet	59	1	59	59	1	59				
Custodial Closet	75	1	75	75	1	75				
Custodial Closet	89	1	89	89	1	89				
Custodial Closet	127	1	127	127	1	127				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							298	1	298	
Additional MSBA Receiving				298	1	298				
Storeroom							396	1	396	
Additional MSBA Storeroom				396	1	396				
Network / Telecom Room							200	1	200	
MDF Room	14	1	14	14	1	14				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Total Additional MSBA NFA						9,286				
Total Building Net Floor Area (NFA)			**52,625**			**61,911**			**59,891**	
Proposed Student Capacity / Enrollment			594			594			**594**	
Total Building Gross Floor Area (GFA)[2]			74,129			**86,546**			**86,546**	
Grossing factor (GFA/NFA)			**1.41**			**1.40**			**1.45**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Shaughnessy	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		42	**19,987**			**21,787**		**23**	**22,850**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,157	1	1,157	1,157	1	1,157				
Kindergarten w/ toilet							1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,194	1	1,194	1,194	1	1,194				
Kindergarten w/ toilet	1,186	1	1,186	1,186	1	1,186				
Kindergarten w/ toilet	1,204	2	2,408	1,204	2	2,408				
General Classrooms - Grade 1-6							950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	854	1	854	854	1	854				
1st Grade Classroom	839	2	1,678	839	2	1,678				
1st Grade Classroom	850	1	850	850	1	850				
2nd Grade Classroom	855	1	855	855	1	855				
2nd Grade Classroom	854	2	1,708	854	2	1,708				
2nd Grade Classroom	850	1	850	850	1	850				
3rd Grade Classroom	855	1	855	855	1	855				
3rd Grade Classroom	850	2	1,700	850	2	1,700				
3rd Grade Classroom	854	1	854	854	1	854				
4th Grade Classroom	859	1	859	859	1	859				
4th Grade Classroom	840	1	840	840	1	840				
4th Grade Classroom	844	1	844	844	1	844				
4th Grade Classroom	852	1	852	852	1	852				
Small Classroom	443	1	443	443	1	443				
Additional MSBA Classroom				900	2	1,800				
SPECIAL EDUCATION			**4,888**			**6,078**			**6,040**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	8% of pop. in self-contained SPED
SPED Classroom	805	1	805	805	1	805				
SPED Classroom	946	1	946	946	1	946				
Kindergarten Plus	946	1	946	946	1	946				
Additional MSBA SPED Classroom				950	1	950				
Self-Contained SPED - toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Lit Support	142	1	142	142	1	142				
Math Support	313	1	313	313	1	313				
Seminar Support	293	1	293	293	1	293				
Student Support (1 on 1)	307	1	307	307	1	307				
Social Workers	214	1	214	214	1	214				
Social Worker Office	257	1	257	257	1	257				
Social Worker Office Storage	49	1	49	49	1	49				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Office OT/Special Language	206	1	206	206	1	206				
SPED Office	94	1	94	94	1	94				
SPED Practice Room	66	2	132	66	2	132				
SPED Storage	76	1	76	76	1	76				
SPED Storage	108	1	108	108	1	108				
ART & MUSIC			**909**			**3,649**			**3,800**	
Art Classroom - 25 seats							1,000	2	2,000	assumed schedule 2 times / week / student
Art	850	1	850	850	1	850				
Additional MSBA Art Classroom				1,000	1	1,000				
Art Workroom w/ Storage & kiln							150	2	300	
Additional MSBA Art Workroom				120	2	240				
Art Storage	59	1	59	59	1	59				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Additional MSBA Music Classroom				1,200	1	1,200				
Music Practice / Ensemble							75	4	300	
Additional MSBA Music Practice				75	4	300				
Music Storage (included in gross)	82	1								
HEALTH & PHYSICAL EDUCATION			**5,155**			**6,346**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,959	1	4,959	4,959	1	4,959				
Additional MSBA Gymnasium Space				1,041	1	1,041				
Gym Storeroom							150	1	150	
Gym Storage	196	1	196	196	1	196				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Additional MSBA Health Instructor's Office				150	1	150				
MEDIA CENTER			**1,097**			**3,055**			**3,055**	
Media Center / Reading Room							3,055	1	3,055	
Library	987	1	987	987	1	987				
Library Aid Office	110	1	110	110	1	110				
Additional MSBA Library Space				1,958	1	1,958				
DINING & FOOD SERVICE			**4,979**			**7,429**			**7,414**	
Cafeteria / Dining							3,975	1	3,975	2 seatings - 15SF per seat
Cafetorium	2,316	1	2,316	2,316	1	2,316				
Additional MSBA Cafetorium Space				1,659	1	1,659				
Stage							1,000	1	1,000	
Stage	295	1	295	295	1	295				
Additional MSBA Stage Space				705	1	705				
Chair / Table / Equipment Storage							377	1	377	
Stage Storage	109	1	109	109	1	109				
Cafeteria Storage	182	1	182	182	1	182				
Additional MSBA Equipment Storage				86	1	86				
Kitchen							1,830	1	1,830	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	882	1	882	882	1	882				
Kitchen Office	54	1	54	54	1	54				
Kitchen Corridor	150	1	150	150	1	150				
Kitchen Toilet & Lockers (M)	84	1	84	84	1	84				

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Proposed Space Summary- Elementary Schools

Shaughnessy	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Toilet & Lockers (W)	83	1	83	83	1	83				
Kitchen Storage	66	1	66	66	1	66				
Kitchen Storage	248	1	248	248	1	248				
Dishwash Room	156	1	156	156	1	156				
Freezer	86	1	86	86	1	86				
Refrigerator	76	1	76	76	1	76				
Staff Lunch Room							233	1	233	20 SF/Occupant
Teacher Lounge	192	1	192	192	1	192				
MEDICAL			**341**			**641**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	45	1	45	45	1	45				
Nurse's Toilet	46	1	46	46	1	46				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Office	250	1	250	250	1	250				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**2,154**			**3,027**			**2,395**	
General Office / Waiting Room / Toilet							415	1	415	
Main Office	344	1	344	344	1	344				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							150	1	150	
Copy / Storage	62	1	62	62	1	62				
Additional MSBA Duplicating Room				88	1	88				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	181	1	181	181	1	181				
Principal's Toilet	44	1	44	44	1	44				
Additional MSBA Principal's Conf Area				150	1	150				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Vice Principal's Office	388	1	388	388	1	388				
Supervisory / Spare Office							120	1	120	
Conference Room							250	1	250	
Conference Room	212	1	212	212	1	212				
Guidance Office							150	2	300	
Additional MSBA Guidance Office				150	2	300				
Guidance Storeroom							35	1	35	
Teachers' Storage	55	1	55	55	1	55				
Storage	26	1	26	26	1	26				
Teachers' Work Room							415	1	415	
Teachers' Lounge	199	1	199	199	1	199				
Work Room	94	1	94	94	1	94				
Teachers' Book Storage	549	1	549	549	1	549				
CUSTODIAL & MAINTENANCE			**1,926**			**2,840**			**2,130**	
Custodian's Office							150	1	150	
Custodial Office	95	1	95	95	1	95				
Custodial Office / Supply	176	1	176	176	1	176				
Custodian's Workshop							375	1	375	
Additional MSBA Custodian's Workshop				375	1	375				
Custodian's Storage							375	1	375	
Custodial Closet	24	5	120	24	5	120				
Custodial Closet	68	1	68	68	1	68				
Additional MSBA Custodian's Storage				187	1	187				
Recycling Room / Trash							400	1	400	
Trash / Custodial	48	1	48	48	1	48				
Additional MSBA Recycling / Trash Room				352	1	352				
Receiving and General Supply							277	1	277	
Receiving	414	1	414	414	1	414				
Custodial Supplies / Elecatrical Room	200	1	200	200	1	200				
Storeroom							353	1	353	
Custodial Storage	67	1	67	67	1	67				
Custodial Storage	56	1	56	56	1	56				
Custodial Storage	283	1	283	283	1	283				
Network / Telecom Room							200	1	200	
Copy / MDF	399	1	399	399	1	399				
OTHER			**854**			**854**			**0**	
Other *(specify)*										
Computer Lab	854	1	854	854	1	854				
Total Additional MSBA NFA						13,416				
Total Building Net Floor Area (NFA)			**42,290**			**55,706**			**54,594**	
Proposed Student Capacity / Enrollment			530			530			**530**	
Total Building Gross Floor Area (GFA)[2]			63,918			**81,178**			**81,178**	
Grossing factor (GFA/NFA)			**1.51**			**1.46**			**1.49**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Washington	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**9,728**			**11,528**		**12**	**11,900**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ Storage	975	1	975	975	1	975				
Kindergarten w/ toilet							1,200	2	2,400	1,100 SF min - 1,300 SF max
Kindergarten w/ Storage	863	1	863	863	1	863				
Kindergarten w/ Storage	880	1	880	880	1	880				
General Classrooms - Grade 1-6							950	10	9,500	900 SF min - 1,000 SF max
1st Grade Classroom w/ Storage	880	2	1,760	880	2	1,760				
2nd Grade Classroom w/ Storage	850	1	850	850	1	850				
2nd Grade Classroom w/ Storage	880	1	880	880	1	880				
3rd Grade Classroom w/ Storage	880	2	1,760	880	2	1,760				
4th Grade Classroom w/ Storage	880	2	1,760	880	2	1,760				
Additional MSBA Classroom				900	2	1,800				
SPECIAL EDUCATION			**3,757**			**3,877**			**3,020**	
(List rooms of different sizes separately)										
Self-Contained SPED							950	2	1,900	8% of pop. in self-contained SPED
K-1 SPED Classroom (PDD) w/ Storage	980	1	980	980	1	980				
1-4 SPED Classroom (PDD) w/ Storage	950	1	950	950	1	950				
Self-Contained SPED - toilet							60	2	120	
SPED Toilet	22	1	22	22	1	22				
Additional MSBA SPED Toilet				60	2	120				
Resource Room							500	1	500	1/2 size Genl. Clrm.
Kinder Learning Center	96	1	96	96	1	96				
1st Grade Learning Center	102	1	102	102	1	102				
2nd Grade Learning Center	127	1	127	127	1	127				
Math Learning Center	273	1	273	273	1	273				
Learning Center	273	1	273	273	1	273				
Literacy Center	680	1	680	680	1	680				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Math Room	127	1	127	127	1	127				
Speech Room	127	1	127	127	1	127				
ART & MUSIC			**1,527**			**2,257**			**2,500**	
Art Classroom - 25 seats							1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	420	1	420	420	1	420				
Additional MSBA Art Classroom				580	1	580				
Art Workroom w/ Storage & kiln							150	1	150	
Art Storage	143	1	143	143	1	143				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	964	1	964	964	1	964				
Music Practice / Ensemble							75	2	150	
Additional MSBA Music Practice				75	2	150				
HEALTH & PHYSICAL EDUCATION			**1,237**			**6,300**			**6,300**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	1,194	1	1,194	1,194	1	1,194				
Additional MSBA Gymnasium				4,806	1	4,806				
Gym Storeroom							150	1	150	
Gym Storage	43	1	43	43	1	43				
Additional MSBA Gym Storage				107	1	107				
Health Instructor's Office w/ Shower & Toilet							150	1	150	
Additional MSBA Health Instructor's Office				150	1	150				
MEDIA CENTER			**975**			**2,020**			**2,020**	
Media Center / Reading Room							2,020	1	2,020	
Media Center / Library	975	1	975	975	1	975				
Additional MSBA Media Center Space				1,045	1	1,045				
DINING & FOOD SERVICE			**1,025**			**4,995**			**4,995**	
Cafeteria / Dining							1,995	1	1,995	2 seatings - 15SF per seat
Cafeteria	970	1	970	970	1	970				
Additional MSBA Cafeteria Space				1,025	1	1,025				
Stage							1,000	1	1,000	
Additional MSBA Stage				1,000	1	1,000				
Chair / Table / Equipment Storage							200	1	200	
Cafeteria Storage	55	1	55	55	1	55				
Additional MSBA Café Storage Space				145	1	145				
Kitchen							1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Additional MSBA Kitchen				1,600	1	1,600				
Staff Lunch Room							200	1	200	20 SF/Occupant
Additional MSBA Staff Lunch Room				200	1	200				
MEDICAL			**150**			**472**			**510**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	22	1	22	22	1	22				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Office	128	1	128	128	1	128				
Additional MSBA Nurse Space				122	1	122				
Examination Room / Resting							100	2	200	

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Proposed Space Summary- Elementary Schools

Washington	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Additional MSBA Exam Rooms				100	2	200				
ADMINISTRATION & GUIDANCE			**1,907**			**2,547**			**2,015**	
General Office / Waiting Room / Toilet							300	1	300	
Administration Office	244	1	244	244	1	244				
Admin Toilet	21	1	21	21	1	21				
Admin Storage	23	1	23	23	1	23				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							150	1	150	
Additional MSBA Duplicating Room				150	1	150				
Records Room							110	1	110	
Additional MSBA Records Room				110	1	110				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	245	1	245	245	1	245				
Principal's Toilet	22	1	22	22	1	22				
Principal's Storage	22	1	22	22	1	22				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office							120	0	-	
Supervisory / Spare Office							120	1	120	
Additional MSBA Supervisory Office				120	1	120				
Conference Room							250	1	250	
Conference Room / Staff Office	637	1	637	637	1	637				
Conference Toilet	24	1	24	24	1	24				
Conference Storage	45	1	45	45	1	45				
Guidance Office							150	1	150	
Parent Liason	127	1	127	127	1	127				
Guidance Storeroom							35	1	35	
Additional MSBA Guidance Storeroom				35	1	35				
Teachers' Work Room							300	1	300	
Staff Work Room / Copy Room	139	1	139	139	1	139				
Staff Work Room Toilet	22	1	22	22	1	22				
Staff Room	336	1	336	336	1	336				
CUSTODIAL & MAINTENANCE			**1,874**			**3,049**			**1,900**	
Custodian's Office							150	1	150	
Custodial Office	281	1	281	281	1	281				
Custodian's Workshop							375	1	375	
Additional MSBA Workshop				375	1	375				
Custodian's Storage							375	1	375	
General Storage	560	1	560	560	1	560				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							200	1	200	
Additional MSBA Receiving & Gen Supply				200	1	200				
Storeroom							200	1	200	
Storage	21	1	21	21	1	21				
Storage	77	1	77	77	1	77				
Storage	91	1	91	91	1	91				
Storage	183	1	183	183	1	183				
Storage	272	1	272	272	1	272				
Storage	389	1	389	389	1	389				
Network / Telecom Room							200	1	200	
Additional MSBA Network / Telecom Room				200	1	200				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Total Additional MSBA NFA						14,865				
Total Building Net Floor Area (NFA)			**22,180**			**37,045**			**35,160**	
Proposed Student Capacity / Enrollment			266			266			**266**	
Total Building Gross Floor Area (GFA)[2]			36,432			**47,880**			**47,880**	
Grossing factor (GFA/NFA)			**1.64**			**1.29**			**1.36**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Butler	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**20,593**			**24,443**			**26,850**	
(List classrooms of different sizes separately)										
Classroom - General							950	21	19,950	850 SF min - 950 SF max
5th Grade Classroom	851	1	851	851	1	851				
5th Grade Classroom	869	2	1,738	869	2	1,738				
5th Grade Classroom	812	1	812	812	1	812				
6th Grade Classroom	848	2	1,696	848	2	1,696				
6th Grade Classroom	858	2	1,716	858	2	1,716				
6th Grade Classroom	846	2	1,692	846	2	1,692				
7th Grade Classroom	856	4	3,424	856	4	3,424				
7th Grade Classroom	859	1	859	859	1	859				
8th Grade Classroom	843	1	843	843	1	843				
8th Grade Classroom	849	2	1,698	849	2	1,698				
8th Grade Classroom	859	1	859	859	1	859				
8th Grade Classroom	809	1	809	809	1	809				
Additional MSBA Classroom				900	1	900				
Small Group Seminar (20-30 seats) / Resource							500	1	500	
Additional MSBA Sm Group Seminar				500	1	500				
Science Classroom / Lab							1,200	5	6,000	1 period / day / student
Science Lab	1,019	1	1,019	1,019	1	1,019				
Science Lab	1,050	1	1,050	1,050	1	1,050				
Science Lab	1,176	1	1,176	1,176	1	1,176				
Additional MSBA Science CR / Lab				1,200	2	2,400				
Prep Room							80	5	400	
Science Prep	351	1	351	351	1	351				
Additional MSBA Prep Room Space				50	1	50				
SPECIAL EDUCATION			**8,339**			**8,579**			**6,040**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	4	3,800	assumed 8% of pop. in self-contained SPED
SPED Classroom	285	1	285	285	1	285				
SPED Classroom	290	3	870	290	3	870				
SPED Classroom	301	3	903	301	3	903				
SPED Classroom	312	1	312	312	1	312				
SPED Classroom	985	1	985	985	1	985				
EDB Classroom & Storage	1,124	1	1,124	1,124	1	1,124				
ESL Classroom	255	1	255	255	1	255				
ESL Classroom	288	1	288	288	1	288				
ESL Classroom	316	1	316	316	1	316				
Self-Contained SPED Toilet							60	4	240	
Additional MSBA SPED Toilet				60	4	240				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Literacy Resource & Storage	1,140	1	1,140	1,140	1	1,140				
Math Resource	986	1	986	986	1	986				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
Speech / Language Room w/ Storage	298	1	298	298	1	298				
SPED Office	129	1	129	129	1	129				
SPED Storage	108	1	108	108	1	108				
SPED Team Room	340	1	340	340	1	340				
ART & MUSIC			**5,849**			**5,849**			**3,050**	
Art Classroom							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Room	1,589	1	1,589	1,589	1	1,589				
Arts & Graphics Room	1,303	1	1,303	1,303	1	1,303				
Art Workroom w/ Storage & kiln							150	1	150	
Art Office	86	1	86	172	1	172				
Kiln Room	86	1	86							
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom - Band	1,431	1	1,431	1,431	1	1,431				
Music Classroom	1,013	1	1,013	1,013	1	1,013				
Music Practice / Ensemble							200	1	200	
Practice Room	69	3	207	69	3	207				
Music Office	134	1	134	134	1	134				
VOCATIONS & TECHNOLOGY			**989**			**3,200**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Computer Lab	989	1	989	989	1	989				
Additional MSBA Tech CR Space				211	1	211				
Tech Shop - (E.G. Consumer, Wood)							2,000	1	2,000	Assumed use - 25% Population - 5 times/week
Additional MSBA Tech Shops				2,000	1	2,000				
HEALTH & PHYSICAL EDUCATION			**9,175**			**9,175**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	6,157	1	6,157	6,157	1	6,157				
Gym Storeroom							150	1	150	
Gymnasium Storage	359	1	359	359	1	359				
Gymnasium Storage	227	1	227	227	1	227				
Health Instructor's Office w/ Shower & Toilet							250	1	250	
Team M & W Offices w/ Shower & Toilet	200	2	400	200	2	400				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms Boys & Girls w/ Toilets	1,016	2	2,032	1,016	2	2,032				
MEDIA CENTER			**2,672**			**3,548**			**3,548**	
Media Center / Reading Room							3,548	1	3,548	
Media Center	2,381	1	2,381	2,381	1	2,381				
Media Center Office	139	1	139	139	1	139				
Media Center Workroom	152	1	152	152	1	152				
Additional MSBA Media Center Space				876	1	876				
DINING & FOOD SERVICE			**5,240**			**6,793**			**8,205**	
Cafetorium / Dining							4,133	1	4,133	2 seatings - 15SF per seat
Cafeteria	2,964	1	2,964	2,964	1	2,964				
Additional MSBA Cafeteria Space				1,169	1	1,169				
Stage							1,600	1	1,600	
Chair / Table / Equipment Storage							384	1	384	
Additional MSBA Equipment Storage				384	1	384				
Kitchen							1,851	1	1,851	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	991	1	991	991	1	991				
Kitchen Office	70	1	70	70	1	70				
Kitchen Storage	90	1	90	90	1	90				

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Proposed Space Summary - Middle Schools

Butler	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Storage	244	1	244	244	1	244				
Dish Washing Room	155	1	155	155	1	155				
Freezer	148	1	148	148	1	148				
Refrigerator	125	1	125	125	1	125				
Staff Lunch Room							238	1	238	20 SF/Occupant
Staff Kitchen	136	1	136	136	1	136				
Teacher's Lounge	317	1	317	317	1	317				
MEDICAL			**467**			**727**			**610**	
Medical Suite Toilet							60	1	60	
Additional MSBA Medical Toilet				60	1	60				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Office / Waiting Room	343	1	343	343	1	343				
Examination Room / Resting							100	3	300	
Nurses' Resting Room	62	2	124	62	2	124				
Additional MSBA Exam Room				100	2	200				
ADMINISTRATION & GUIDANCE			**3,228**			**4,724**			**3,201**	
General Office / Waiting Room / Toilet							376	1	376	
Main Office & Storage	768	1	768	768	1	768				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							200	1	200	
Copy Lounge	323	1	323	323	1	323				
Records Room							200	1	200	
Additional MSBA Records Room				200	1	200				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	180	1	180	180	1	180				
Additional MSBA Principal's Conf Area				195	1	195				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Asst. Principal's Office	127	1	127	127	1	127				
Assistant Principal's Office - AP2							150	1	150	
Additional MSBA Asst. Principal's Office				150	1	150				
Supervisory / Spare Office							150	1	150	
Additional MSBA Supervisory Office				150	1	150				
Conference Room							350	1	350	
Conference Room	201	1	201	201	1	201				
Conference Room	156	1	156	156	1	156				
Conference Room / Office	988	1	988	988	1	988				
Guidance Office							150	3	450	
Guidance Office	124	1	124	124	1	124				
Parent Center	361	1	361	361	1	361				
Guidance Waiting Room							100	1	100	
Additional MSBA Guidance Waiting				100	1	100				
Guidance Storeroom							50	1	50	
Additional MSBA Guidance Storeroom				50	1	50				
Teachers' Work Room							426	1	426	
Additional MSBA Teachers' Work Room				426	1	426				
CUSTODIAL & MAINTENANCE			**2,038**			**2,794**			**2,026**	
Custodian's Office							150	1	150	
Custodial Office	197	1	197	197	1	197				
Custodial Toilet & Lockers (included in gross)	100	2								
Custodian's Workshop							250	1	250	
Custodial Area / Storage	659	1	659	659	1	659				
Custodian's Storage							375	1	375	
Custodial Closet / Storage	24	6	144	24	6	144				
Custodial Closet / Storage	36	3	108	36	3	108				
Custodial Closet / Storage	42	1	42	42	1	42				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling Room /Trash				400	1	400				
Receiving and General Supply							284	1	284	
Receiving	68	1	68	68	1	68				
Storeroom							367	1	367	
Storage Room (included in gross)	200	1		200	1	200				
Storage Room (included in gross)	156	1		156	1	156				
Storage Room (included in gross)	102	1								
Storage Room (included in gross)	67	2								
Network / Telecom Room							200	1	200	
Headend Room	428	1	428	428	1	428				
MDF Storage Room	343	1	343	343	1	343				
Computer Network Room	49	1	49	49	1	49				
OTHER			**4,287**			**4,287**			**0**	
Other *(specify)*										
Auditorium										
Stage & Assembly Space	3,440	1	3,440	3,440	1	3,440				
Projection / Sound Room	245	1	245	245	1	245				
Stage Storage	381	1	381	381	1	381				
Stage Storage	221	1	221	221	1	221				
Total Additional MSBA NFA						10,886				
Total Building Net Floor Area (NFA)			**62,877**			**74,119**			**65,130**	
Proposed Student Capacity / Enrollment			551			551			**551**	
Total Building Gross Floor Area (GFA)[2]			96,572			**97,558**			**97,558**	
Grossing factor (GFA/NFA)			**1.54**			**1.32**			**1.50**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Daley	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**20,858**			**24,738**			**31,480**	
(List classrooms of different sizes separately)										
Classroom - General							950	24	22,800	850 SF min - 950 SF max
5th Grade Math / Science	726	3	2,178	726	3	2,178				
5th Grade SS / ELA	726	3	2,178	726	3	2,178				
6th Grade ED / BD	800	1	800	800	1	800				
6th Grade ELA / SS	714	2	1,428	714	2	1,428				
6th Grade ELA / Science	697	1	697	697	1	697				
6th Grade Math / Science	708	2	1,416	708	2	1,416				
6th Grade Math / Science	722	1	722	722	1	722				
7th Grade English	725	1	725	725	1	725				
7th Grade Math	706	1	706	706	1	706				
7th Grade Science	706	1	706	706	1	706				
7th Grade SS	742	1	742	742	1	742				
7th/8th Grade ELA	694	1	694	694	1	694				
7th/8th Grade Math	700	1	700	700	1	700				
7th/8th Grade SS	680	1	680	680	1	680				
8th Grade General	786	1	786	786	1	786				
8th Grade English	701	1	701	701	1	701				
8th Grade Math	711	1	711	711	1	711				
8th Grade SS	720	1	720	720	1	720				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Additional MSBA Sm Group Seminar				500	2	1,000				
Science Classroom / Lab							1,200	6	7,200	1 period / day / student
7th/8th Grade Science Lab	1,056	1	1,056	1,056	1	1,056				
7th/8th Grade Science Lab	1,088	1	1,088	1,088	1	1,088				
7th/8th Grade Science	711	1	711	711	1	711				
8th Grade Science	713	1	713	713	1	713				
Additional MSBA Science CR / Lab				1,200	2	2,400				
Prep Room							80	6	480	
Additional MSBA Prep Room				80	6	480				
SPECIAL EDUCATION		17	**8,168**			**8,468**			**7,550**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	5	4,750	assumed 8% of pop. in self-contained SPED
5th Grade SPED Classroom	346	1	346	346	1	346				
6th Grade SPED Classroom	320	1	320	320	1	320				
7th Grade SPED Classroom	332	2	664	332	2	664				
8th Grade SPED Classroom	362	1	362	362	1	362				
Life Skills Classroom	816	1	816	816	1	816				
Life Skills Classroom	855	1	855	855	1	855				
Life Skills Changing Room	164	1	164	164	1	164				
FCS Classroom & Storage	1,418	1	1,418	1,418	1	1,418				
Self-Contained SPED Toilet							60	5	300	
Additional MSBA SPED Toilet				60	5	300				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Math Resource Room	940	1	940	940	1	940				
Math Support & Intervention	372	1	372	372	1	372				
Math Support & Intervention	519	1	519	519	1	519				
PARA / ELA Tutor	227	1	227	227	1	227				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Math Tutor	388	1	388	388	1	388				
Tutor	232	2	464	232	2	464				
Tutor	313	1	313	313	1	313				
ART & MUSIC		5	**4,928**			**5,328**			**3,250**	
Art Classroom							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,317	1	1,317	1,317	1	1,317				
Writing Classroom & Storage	961	1	961	961	1	961				
Art Workroom w/ Storage & kiln							150	1	150	
Kiln Room	100	1	100	100	1	100				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom	1,291	1	1,291	1,291	1	1,291				
Music Classroom Suite	1,259	1	1,259	1,259	1	1,259				
Music Practice / Ensemble							200	2	400	
Additional MSBA Music Practice				200	2	400				
VOCATIONS & TECHNOLOGY		3	**3,093**			**6,755**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab & Storage	1,053	1	1,053	1,053	1	1,053				
Mechanical Room / Book Storage	502	1	502	502	1	502				
Additional MSBA Tech CR				1,200	1	1,200				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
Technical Education	1,538	1	1,538	1,538	1	1,538				
Additional MSBA Tech Ed Space				462	1	462				
Additional MSBA Tech Shop				2,000	1	2,000				
HEALTH & PHYSICAL EDUCATION			**13,258**			**13,258**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	7,188	1	7,188	7,188	1	7,188				
Fitness	961	1	961	961	1	961				
Gym Storeroom							150	1	150	
Gym Storage	216	1	216	216	1	216				
Gym Storage	102	1	102	102	1	102				
Health Instructor's Office w/ Shower & Toilet							250	1	250	
PE Office	92	2	184	92	2	184				
Staff Toilet	35	1	35	35	1	35				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms - Girls w/ Toilets & Storage	2,792	1	2,792	2,792	1	2,792				
Locker Rooms - Boys w/ Toilets & Storage	1,780	1	1,780	1,780	1	1,780				
MEDIA CENTER			**2,721**			**4,296**			**4,296**	
Media Center / Reading Room							4,296	1	4,296	
Library	2,024	1	2,024	2,024	1	2,024				
Computer Room	217	1	217	217	1	217				
Library Storage	140	1	140	140	1	140				
Library Storage	340	1	340	340	1	340				
Additional MSBA Media Center Space				1,575	1	1,575				
DINING & FOOD SERVICE			**6,647**			**8,023**			**9,386**	
Cafetorium / Dining							5,108	1	5,108	2 seatings - 15SF per seat
Cafeteria	4,293	1	4,293	4,293	1	4,293				

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Proposed Space Summary - Middle Schools

Daley	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Additional MSBA Cafeteria Space				815	1	815				
Stage							1,600	1	1,600	See Other for Stage
Chair / Table / Equipment Storage							427	1	427	
Additional MSBA Equipment Storage				427	1	427				
Kitchen							1,981	1	1,981	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,196	1	1,196	1,196	1	1,196				
Kitchen Office	57	1	57	57	1	57				
Kitchen Storage	299	1	299	299	1	299				
Kitchen Storage	65	2	130	65	2	130				
Dish Washing Room	200	1	200	200	1	200				
Freezer	113	1	113	113	1	113				
Refridgerator	111	1	111	111	1	111				
Staff Locker & Toilet	112	1	112	112	1	112				
Staff Lunch Room							270	1	270	20 SF/Occupant
Kitchenette	136	1	136	136	1	136				
Additional MSBA Staff Lunch Room				134	1	134				
MEDICAL			**525**			**825**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	81	1	81	81	1	81				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Suite	149	1	149	149	1	149				
Nurses' Office	295	1	295	295	1	295				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Room				100	3	300				
ADMINISTRATION & GUIDANCE			**2,758**			**3,704**			**3,481**	
General Office / Waiting Room / Toilet							441	1	441	
Main Office	301	1	301	301	1	301				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teacher's Mail /Time Room				100	1	100				
Duplicating Room							200	1	200	
Additional MSBA Duplicating Room				200	1	200				
Records Room							200	1	200	
Safe / Vault	77	1	77	77	1	77				
Additional MSBA Records Room				123	1	123				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	178	1	178	178	1	178				
Additional MSBA Principal's Conf Area				197	1	197				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Assistant Principal's Office	182	1	182	182	1	182				
Assistant Principal's Office - AP2							150	1	150	
Supervisory / Spare Office							150	1	150	
Office	228	1	228	228	1	228				
Instruction Office	154	1	154	154	1	154				
Conference Room							350	1	350	
Conference Room	149	1	149	149	1	149				
Additional MSBA Conference Room				201	1	201				
Guidance Office							150	4	600	
Guidance Suite	771	1	771	771	1	771				
Guidance Waiting Room							100	1	100	
Guidance Storeroom							50	1	50	
Teachers' Work Room							491	1	491	
Teachers' Work Room / Lounge	359	2	718	359	2	718				
CUSTODIAL & MAINTENANCE			**2,159**			**2,959**			**2,156**	
Custodian's Office							150	1	150	
Additional MSBA Custodian's Office				150	1	150				
Custodian's Workshop							250	1	250	
Additional MSBA Custodian's Workshop				250	1	250				
Custodian's Storage							375	1	375	
Custodial Closet	19	2	38	19	2	38				
Custodial Closet	74	5	370	74	5	370				
Custodial Closet	102	1	102	102	1	102				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling Room / Trash				400	1	400				
Receiving and General Supply							327	1	327	
Receiving	90	1	90	90	1	90				
Shipping & Receiving	651	1	651	651	1	651				
Storeroom							454	1	454	
Storage	129	1	129	129	1	129				
Storage	275	2	550	275	2	550				
Storage (included in gross)	152	4								
Storage (included in gross)	344	2								
Network / Telecom Room							200	1	200	
Server Room	229	1	229	229	1	229				
OTHER			**3,001**			**3,001**			**0**	
Other *(specify)*										
Auditorium										
Stage	683	1	683	683	1	683				
Assembly Area	2,300	1	2,300	2,300	1	2,300				
Lift	18	1	18	18	1	18				
Total Additional MSBA NFA						13,239				
Total Building Net Floor Area (NFA)			**68,116**			**81,355**			**77,008**	
Proposed Student Capacity / Enrollment			681			681			**681**	
Total Building Gross Floor Area (GFA)[2]			111,810			**112,988**			**112,988**	
Grossing factor (GFA/NFA)			**1.64**			**1.39**			**1.47**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Robinson	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**28,276**			**31,916**			**30,530**	
(List classrooms of different sizes separately)										
Classroom - General							950	23	21,850	850 SF min - 950 SF max
5th Grade Classroom	780	1	780	780	1	780				
5th Grade Classroom	787	1	787	787	1	787				
5th Grade Classroom	798	2	1,596	798	2	1,596				
5th Grade Classroom	813	2	1,626	813	2	1,626				
5th Grade Classroom	824	1	824	824	1	824				
6th Grade Classroom	717	1	717	717	1	717				
6th Grade Classroom	816	1	816	816	1	816				
6th Grade Classroom	824	3	2,472	824	3	2,472				
6th Grade Classroom	843	1	843	843	1	843				
7th Grade Classroom	745	1	745	745	1	745				
7th Grade Classroom	803	1	803	803	1	803				
7th Grade Classroom	820	2	1,640	820	2	1,640				
7th Grade Classroom	954	2	1,908	954	2	1,908				
7th Grade Classroom	1,039	1	1,039	1,039	1	1,039				
8th Grade Classroom	793	2	1,586	793	2	1,586				
8th Grade Classroom	804	3	2,412	804	3	2,412				
8th Grade Classroom	813	2	1,626	813	2	1,626				
7th/8th Grade Classroom	800	1	800	800	1	800				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Additional MSBA Sm Group Seminar				500	2	1,000				
Science Classroom / Lab							1,200	6	7,200	1 period / day / student
Science Lab	1,083	1	1,083	1,083	1	1,083				
Science Lab	1,130	1	1,130	1,130	1	1,130				
Science Lab	1,216	1	1,216	1,216	1	1,216				
Science Lab	1,347	1	1,347	1,347	1	1,347				
Additional MSBA Science Labs				1,200	2	2,400				
Prep Room							80	6	480	
Science Storage	74	1	74	74	1	74				
Science Storage	115	2	230	115	2	230				
Additional MSBA Prep Rooms				80	3	240				
ELA Storage	176	1	176	176	1	176				
SPECIAL EDUCATION			**7,051**			**7,351**			**7,550**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	5	4,750	assumed 8% of pop. in self-contained SPED
PDD Classroom	1,323	1	1,323	1,323	1	1,323				
Language Based Classroom	1,383	1	1,383	1,383	1	1,383				
SPED Classroom	953	1	953	953	1	953				
ELL Classroom	691	1	691	691	1	691				
ELL Classroom	584	1	584	584	1	584				
Self-Contained SPED Toilet							60	5	300	
Additional MSBA SPED Toilet				60	5	300				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
SPED Resource	200	1	200	200	1	200				
SPED Resource	406	1	406	406	1	406				
Hearing Impaired Resource	388	1	388	388	1	388				
SPED Offices	266	1	266	266	1	266				
SPED Office	81	1	81	81	1	81				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Pull Out Room	388	2	776	388	2	776				
ART & MUSIC			**2,044**			**3,544**			**3,250**	
Art Classroom							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,289	1	1,289	1,289	1	1,289				
Art Workroom w/ Storage & kiln							150	1	150	
Art Storage	137	2	274	137	2	274				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Additional MSBA Band / Chorus Room				1,500	1	1,500				
Music Practice / Ensemble							200	2	400	
Music Practice Room	95	3	285	95	3	285				
Band Office	196	1	196	196	1	196				
VOCATIONS & TECHNOLOGY			**3,248**			**6,448**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	985	1	985	985	1	985				
Tech-Services	430	1	430	430	1	430				
Additional MSBA Tech CR				1,200	1	1,200				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
STEM & Catie's Closet	1,833	1	1,833	1,833	1	1,833				
Additional MSBA Tech Shop				2,000	1	2,000				
HEALTH & PHYSICAL EDUCATION			**11,730**			**11,730**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	7,153	1	7,153	7,153	1	7,153				
Health Education Classroom	473	1	473	473	1	473				
Gym Storeroom							150	1	150	
Gym Storage	168	2	336	168	2	336				
Gym Storage	146	1	146	146	1	146				
Gym Storage	88	1	88	88	1	88				
Health Instructor's Officew/ Shower & Toilet							250	1	250	
Instructor's Locker & Shower	161	2	322	161	2	322				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Boys Locker Room	1,538	1	1,538	1,538	1	1,538				
Girls Locker Room	1,674	1	1,674	1,674	1	1,674				
MEDIA CENTER			**2,770**			**4,146**			**4,146**	
Media Center / Reading Room							4,146	1	4,146	
Media Center	1,867	1	1,867	1,867	1	1,867				
Literacy Center	647	1	647	647	1	647				
Book Storage	256	1	256	256	1	256				
Additional MSBA Media Center Space				1,376.25	1	1,376				
DINING & FOOD SERVICE			**10,115**			**11,288**			**9,149**	
Cafetorium / Dining							4,913	1	4,913	2 seatings - 15SF per seat
Cafeteria	3,774	1	3,774	3,774	1	3,774				
Cafertorium	2,362	1	2,362	2,362	1	2,362				
Stage							1,600	1	1,600	
Stage	841	1	841	841	1	841				
Additional MSBA Stage Space				759	1	759				
Chair / Table / Equipment Storage							418	1	418	
Additional MSBA Equipment Storage				414	1	414				
Kitchen							1,955	1	1,955	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,556	1	1,556	1,556	1	1,556				
Kitchen Office	97	1	97	97	1	97				

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Proposed Space Summary - Middle Schools

Robinson	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Storage	301	1	301	301	1	301				
Kitchen Storage	167	1	167	167	1	167				
Dish Washing Room	211	1	211	211	1	211				
Freezer	81	1	81	81	1	81				
Refrigerator	80	1	80	80	1	80				
Staff Toilet	29	1	29	29	1	29				
Staff Toilet	46	1	46	46	1	46				
Staff Lunch Room							264	1	264	20 SF/Occupant
Staff Dining	570	1	570	570	1	570				
MEDICAL			**503**			**595**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Waiting	140	1	140	140	1	140				
Nurse's Storage	67	1	67							
Additional MSBA Nurse's Office Space				110	1	110				
Examination Room / Resting							100	3	300	
Nurse's Exam Room	251	1	251	251	1	251				
Additional MSBA Nurse's Exam Space				49	1	49				
ADMINISTRATION & GUIDANCE			**2,419**			**4,061**			**3,455**	
General Office / Waiting Room / Toilet							428	1	428	
Main Office	546	1	546	546	1	546				
Staff Toilet	36	1	36	36	1	36				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							200	1	200	
Additional MSBA Duplicating Room				200	1	200				
Records Room							200	1	200	
Vault	45	1	45	45	1	45				
Additional MSBA Records Room				155	1	155				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	150	1	150	150	1	150				
Additional MSBA Principal's Conf Area				225	1	225				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Asst. Principal's Office	398	1	398	398	1	398				
Assistant Principal's Office - AP2							150	1	150	
Supervisory / Spare Office							150	1	150	
Office	157	1	157	157	1	157				
Office	70	2	140	70	2	140				
Resource Officer	129	1	129	129	1	129				
Conference Room							350	1	350	
Conference Room	111	1	111	111	1	111				
Additional MSBA Conference Room Space				239	1	239				
Guidance Office							150	4	600	
Guidance Office	270	1	270	270	1	270				
Social Worker's Office	105	1	105	105	1	105				
Parent Liason	106	1	106	106	1	106				
School Psychologist	202	1	202	202	1	202				
Guidance Waiting Room							100	1	100	
Additional MSBA Guidance Waiting Room				100	1	100				
Guidance Storeroom							50	1	50	
Storage	8	3	24	8	3	24				
Additional MSBA Guidance Storage				26	1	26				
Teachers' Work Room							478	1	478	
Additional MSBA Guidance Storage				472	1	472				
CUSTODIAL & MAINTENANCE			**1,782**			**2,809**			**2,130**	
Custodian's Office							150	1	150	
Custodial Office	101	1	101	101	1	101				
Custodian's Workshop							250	1	250	
Maintenance Room	332	1	332	332	1	332				
Custodian's Storage							375	1	375	
Custodial Closet	23	2	46	23	2	46				
Custodial Closet	36	3	108	36	3	108				
Custodial Closet	59	1	59	59	1	59				
Additional MSBA Custodial Closet				162	1	162				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							318	1	318	
Additional MSBA Recycling / Trash Room				314	1	314				
Storeroom							437	1	437	
Custodial Storeroom	946	1	946	946	1	946				
Outside Storage	141	1	141	141	1	141				
Network / Telecom Room							200	1	200	
Data Room	49	1	49	49	1	49				
Additional MSBA Network / Telcom Room				151	1	151				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Total Additional MSBA NFA						14,017				
Total Building Net Floor Area (NFA)			**69,938**			**83,888**			**75,621**	
Proposed Student Capacity / Enrollment			655			655			**655**	
Total Building Gross Floor Area (GFA)[2]			99,181			**108,777**			**110,134**	
Grossing factor (GFA/NFA)			**1.42**			**1.30**			**1.46**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Stoklosa	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**26,633**			**30,033**			**31,480**	
(List classrooms of different sizes separately)										
Classroom - General							950	24	22,800	850 SF min - 950 SF max
5th Grade Classroom	825	1	825	825	1	825				
5th Grade Classroom	870	1	870	870	1	870				
5th Grade Classroom	882	1	882	882	1	882				
5th Grade Classroom	897	1	897	897	1	897				
5th Grade Classroom	907	1	907	907	1	907				
6th Grade Classroom	829	1	829	829	1	829				
6th Grade Classroom	856	2	1,712	856	2	1,712				
6th Grade Classroom	873	1	873	873	1	873				
6th Grade Classroom	907	1	907	907	1	907				
6th Grade Classroom	1,040	1	1,040	1,040	1	1,040				
7th Grade Classroom	825	1	825	825	1	825				
7th Grade Classroom	842	2	1,684	842	2	1,684				
7th Grade Classroom	870	1	870	870	1	870				
7th Grade Classroom	882	1	882	882	1	882				
8th Grade Classroom	907	1	907	907	1	907				
8th Grade Classroom	829	1	829	829	1	829				
8th Grade Classroom	856	2	1,712	856	2	1,712				
8th Grade Classroom	873	1	873	873	1	873				
8th Grade Classroom	902	2	1,804	902	2	1,804				
8th Grade Classroom	1,272	1	1,272	1,272	1	1,272				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Additional MSBA Sm Group Seminar				500	2	1,000				
Science Classroom / Lab							1,200	6	7,200	1 period / day / student
5th Grade Science Classroom	1,160	2	2,320	1,160	2	2,320				
7th Grade Science Classrooms	1,163	1	1,163	1,163	1	1,163				
8th Grade Science Classrooms	1,156	1	1,156	1,156	1	1,156				
Additional MSBA Science Classrooms				1,200	2	2,400				
Prep Room							80	6	480	
Science Classroom Prep	201	2	402	201	2	402				
Storage & Acid Neutalization Tank	192	1	192	192	1	192				
SPECIAL EDUCATION			**6,808**			**9,008**			**7,550**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	5	4,750	assumed 8% of pop. in self-contained SPED
SPED Classroom	626	1	626	626	1	626				
ELL Classroom	971	1	971	971	1	971				
SPED Life Skills	1,002	1	1,002	1,002	1	1,002				
Additional MSBA SPED Classrooms				950	2	1,900				
Self-Contained SPED Toilet							60	5	300	
Additional MSBA SPED Toilet				60	5	300				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
Instructional Specialist	1,040	1	1,040	1,040	1	1,040				
English Specialist	129	1	129	129	1	129				
SPED Resource	342	2	684	342	2	684				
Speech Specialist	299	1	299	299	1	299				
Social Worker	89	1	89	89	1	89				
Social Worker	160	1	160	160	1	160				
SPED Storage	194	1	194	194	1	194				
SPED Storage	350	1	350	350	1	350				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Individual Grade Specialist	306	2	612	306	2	612				
Individual Grade Specialist	326	2	652	326	2	652				
ART & MUSIC			**5,445**			**5,845**			**3,250**	
Art Classroom							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,074	1	1,074	1,074	1	1,074				
Art Classroom	1,050	1	1,050	1,050	1	1,050				
Art Workroom w/ Storage & kiln							150	1	150	
Art Storage	196	1	196	196	1	196				
Kiln Room	99	1	99	99	1	99				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom	1,525	1	1,525	1,525	1	1,525				
Music Classroom	1,501	1	1,501	1,501	1	1,501				
Music Practice / Ensemble							200	2	400	
Additional MSBA Music Practice				200	2	400				
VOCATIONS & TECHNOLOGY			**1,467**			**6,400**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	489	1	489	489	1	489				
Computer Lab	978	1	978	978	1	978				
Additional MSBA Tech Classroom				933	1	933				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
Additional MSBA Tech Shops				2,000	2	4,000				
HEALTH & PHYSICAL EDUCATION			**9,342**			**10,232**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	5,897	1	5,897	5,897	1	5,897				
Health Classroom	1,525	1	1,525	1,525	1	1,525				
Gym Storeroom							150	1	150	
Gym Storage	292	1	292	292	1	292				
Health & Music Storage	242	1	242	242	1	242				
Health Instructor's Office w/ Shower & Toilet							250	1	250	
Health Instructor's Office	81	2	162	81	2	162				
Health Instructor's Shower/Toilet	57	2	114	57	2	114				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms - Boys / Girls w/ Toilets	555	2	1,110	555	2	1,110				
Additional MSBA Locker Room Space				890	1	890				
MEDIA CENTER			**4,377**			**4,377**			**4,238**	
Media Center / Reading Room							4,238	1	4,238	
Media Center	3,862	1	3,862	3,862	1	3,862				
Media Center Office	146	1	146	146	1	146				
Media Storage	57	1	57	57	1	57				
Book Storage	312	1	312	312	1	312				
DINING & FOOD SERVICE			**5,823**			**8,212**			**9,295**	
Cafetorium / Dining							5,033	1	5,033	2 seatings - 15SF per seat
Cafeteria	3,177	1	3,177	3,177	1	3,177				
Additional MSBA Cafeteria Space				2,051	1	2,051				
Stage							1,600	1	1,600	
Chair / Table / Equipment Storage							424	1	424	
Café Storage	233	1	233	233	1	233				

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Proposed Space Summary - Middle Schools

Stoklosa	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Additional MSBA Equipment				200	1	200				
Kitchen							1,971	1	1,971	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,267	1	1,267	1,267	1	1,267				
Kitchen Office	65	1	65	65	1	65				
Kitchen Storage	119	1	119	119	1	119				
Can Wash Room	41	1	41	41	1	41				
Freezer	132	1	132	132	1	132				
Refrigerator	125	1	125	125	1	125				
Staff Toilet	55	2	110	55	2	110				
Additional MSBA Kitchen Space				138	1	138				
Staff Lunch Room							268	1	268	20 SF/Occupant
Teacher Dining	390	1	390	390	1	390				
Kitchenette Storage	164	1	164	164	1	164				
MEDICAL			**615**			**815**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Suite	454	1	454	454	1	454				
Examination Room / Resting							100	3	300	
Nurse's Exam Room	116	1	116	116	1	116				
Additional MSBA Exam Room				100	2	200				
ADMINISTRATION & GUIDANCE			**2,364**			**3,696**			**3,471**	
General Office / Waiting Room / Toilet							436	1	436	
Main Office	618	1	618	618	1	618				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							200	1	200	
Additional MSBA Duplicating Room				200	1	200				
Records Room							200	1	200	
Additional MSBA Records Room				200	1	200				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	168	1	168	168	1	168				
Additional MSBA Conference Area				207	1	207				
Principal's Secretary / Waiting							125	1	125	
Assistant Principal's Office - AP1							150	1	150	
Assistant Principal's Office	153	1	153	153	1	153				
Assistant Principal's Office - AP2							150	1	150	
Additional MSBA Asst Principal's Room				150	1	150				
Supervisory / Spare Office							150	1	150	
Police Officer Office	54	1	54	54	1	54				
Middlesex Community College Liason	63	1	63	63	1	63				
Conference Room							350	1	350	
Conference Room	175	1	175	175	1	175				
Additional MSBA Conference Room				175	1	175				
Guidance Office							150	4	600	
Parent Liason	117	1	117	117	1	117				
Guidance Office	137	1	137	137	1	137				
Additional MSBA Guidance Offices				150	2	300				
Guidance Waiting Room							100	1	100	
Waiting Room	294	1	294	294	1	294				
Guidance Storeroom							50	1	50	
Admin Storage	31	1	31	31	1	31				
Teachers' Work Room							486	1	486	
Teachers' Work Room	277	2	554	277	2	554				
CUSTODIAL & MAINTENANCE			**2,694**			**3,094**			**2,146**	
Custodian's Office							150	1	150	
Custodial Office	305	1	305	305	1	305				
Custodian's Workshop							250	1	250	
Custodian's Work Room	199	1	199	199	1	199				
Custodian's Storage							375	1	375	
Custodian's Closet	26	2	52	26	2	52				
Custodian's Closet	56	3	168	56	3	168				
Custodian's Closet	89	1	89	89	1	89				
Exterior Storage Closet (Included in gross)	112	1								
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling/Trash Room				400	1	400				
Receiving and General Supply							324	1	324	
Receiving and General Supply	265	1	265	265	1	265				
Storeroom							447	1	447	
Custodian's Storage	312	1	312	312	1	312				
Custodian's Storage	397	2	794	397	2	794				
General Building Storage (Included in gross)	742	1								
Network / Telecom Room							200	1	200	
A/V MDF	192	1	192	192	1	192				
IDF Closet	44	3	132	44	3	132				
IDF Closet	72	1	72	72	1	72				
Headend Room	114	1	114	114	1	114				
OTHER			**4,889**			**4,889**			**0**	
Other *(specify)*										
Auditorium										
Stage	1,198	1	1,198	1,198	1	1,198				
Stage Storage	195	1	195	195	1	195				
Assembly Space	3,496	1	3,496	3,496	1	3,496				
Total Additional MSBA NFA						16,144				
Total Building Net Floor Area (NFA)			**70,457**			**86,601**			**76,840**	
Proposed Student Capacity / Enrollment			671			671			**671**	
Total Building Gross Floor Area (GFA)[2]			105,465			**111,904**			**111,904**	
Grossing factor (GFA/NFA)			**1.50**			**1.29**			**1.46**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Sullivan	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**23,291**			**29,091**			**30,530**	
(List classrooms of different sizes separately)										
Classroom - General							950	23	21,850	850 SF min - 950 SF max
5th Grade Classroom	806	2	1,612	806	2	1,612				
5th Grade Classroom	856	1	856	856	1	856				
5th Grade Classroom	877	2	1,754	877	2	1,754				
5th Grade Classroom	1,108	1	1,108	1,108	1	1,108				
6th Grade Classroom	815	2	1,630	815	2	1,630				
6th Grade Classroom	872	1	872	872	1	872				
6th Grade Classroom	893	1	893	893	1	893				
6th Grade Classroom	946	1	946	946	1	946				
6th Grade Classroom	973	1	973	973	1	973				
7th Grade Classroom	800	1	800	800	1	800				
7th Grade Classroom	854	1	854	854	1	854				
7th Grade Classroom	1,055	2	2,110	1,055	2	2,110				
7th Grade Classroom	1,133	1	1,133	1,133	1	1,133				
8th Grade Classroom	813	2	1,626	813	2	1,626				
8th Grade Classroom	835	1	835	835	1	835				
8th Grade Classroom	935	1	935	935	1	935				
8th Grade Classroom	1,411	1	1,411	1,411	1	1,411				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Additional MSBA Sm Group Seminar				500	2	1,000				
Science Classroom / Lab							1,200	6	7,200	1 period / day / student
7th Grade Science Lab	1,133	1	1,133	1,133	1	1,133				
8th Grade Science Lab	1,146	1	1,146	1,146	1	1,146				
Additional MSBA Science Lab				1,200	4	4,800				
Prep Room							80	6	480	
Science Prep	446	1	446	446	1	446				
Science Storage	109	2	218	109	2	218				
SPECIAL EDUCATION			**6,767**			**8,067**			**7,550**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	5	4,750	assumed 8% of pop. in self-contained SPED
5th Grade Lifeskills Classroom & Storage	1,306	1	1,306	1,306	1	1,306				
SPED Classroom	384	3	1,152	384	3	1,152				
SPED Classroom	343	1	343	343	1	343				
SPED Classroom	400	1	400	400	1	400				
SPED Classroom	814	1	814	814	1	814				
SPED Classroom - EPDB	830	1	830	830	1	830				
Self-Contained SPED Toilet							60	5	300	
Additional MSBA SPED Toilet				60	5	300				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
ELA Classroom	392	1	392	392	1	392				
ELL Classroom	389	1	389	389	1	389				
ELL Classroom	427	1	427	427	1	427				
ELL Classroom	456	1	456	456	1	456				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Time Out Room	258	1	258	258	1	258				
Additional MSBA Small Group Room				500	2	1,000				
ART & MUSIC			**3,812**			**4,212**			**3,250**	
Art Classroom							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,116	1	1,116	1,116	1	1,116				
Art Classroom	822	1	822	822	1	822				
Art Workroom w/ Storage & kiln							150	1	150	
Art Office / Storage	86	1	86	86	1	86				
Art Storage	133	1	133	133	1	133				
Art Storage	73	1	73	73	1	73				
Art Closet	6	1	6	6	1	6				
Darkroom	197	1	197	197	1	197				
Kiln Room	64	1	64	64	1	64				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom	1,138	1	1,138	1,138	1	1,138				
Music Practice / Ensemble							200	2	400	
Music Office	177	1	177	177	1	177				
Additional MSBA Music Practice				200	2	400				
VOCATIONS & TECHNOLOGY			**2,348**			**6,348**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	930	1	930	930	1	930				
Collaboration Room	1,418	1	1,418	1,418	1	1,418				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
Additional MSBA Tech Shop				2,000	2	4,000				
HEALTH & PHYSICAL EDUCATION			**8,990**			**9,201**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	5,789	1	5,789	5,789	1	5,789				
Additional MSBA Gymnasium Space				211	1	211				
Gym Storeroom							150	1	150	
Gym Storage	32	2	64	32	2	64				
Gym Storage	186	1	186	186	1	186				
Health Instructor's Officew/ Shower & Toilet							250	1	250	
Health Instructor's Office w/ Shower & Toilet	188	2	376	188	2	376				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms - Girls w/ Toilets	1,280	1	1,280	1,280	1	1,280				
Locker Rooms - Boys w/ Toilets	1,295	1	1,295	1,295	1	1,295				
MEDIA CENTER			**2,591**			**3,928**			**4,175**	
Media Center / Reading Room							4,175	1	4,175	
Library	2,460	1	2,460	2,460	1	2,460				
Library Office	131	1	131	131	1	131				
Additional MSBA Media Center Space				1,337	1	1,337				
DINING & FOOD SERVICE			**5,185**			**7,205**			**9,195**	
Cafetorium / Dining							4,950	1	4,950	2 seatings - 15SF per seat
Cafeteria	3,230	1	3,230	3,230	1	3,230				
Additional MSBA Cafeteria Space				1,398	1	1,398				
Stage							1,600	1	1,600	
Chair / Table / Equipment Storage							420	1	420	
Additional MSBA Equipment Storage				406	1	406				
Kitchen							1,960	1	1,960	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	999	1	999	999	1	999				
Kitchen Office	74	1	74	74	1	74				
Kitchen Dry Storage	68	1	68	68	1	68				
Kitchen Dry Storage	284	1	284	284	1	284				

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Proposed Space Summary - Middle Schools

Sullivan	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Dishwashing Room	205	1	205	205	1	205				
Freezer	77	1	77	77	1	77				
Refrigerator	80	1	80	80	1	80				
Additional MSBA Kitchen Space				130	1	130				
Staff Lunch Room							265	1	265	20 SF/Occupant
Main Office Kitchenette	168	1	168	168	1	168				
Additional MSBA Staff Lunch Room				86	1	86				
MEDICAL			**545**			**745**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	50	2	100	50	2	100				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Suite	361	1	361	361	1	361				
Examination Room / Resting							100	3	300	
Nurse's Resting Rooms	42	2	84	42	2	84				
Additional MSBA Nurse's Exam				100	2	200				
ADMINISTRATION & GUIDANCE			**3,536**			**4,592**			**3,460**	
General Office / Waiting Room / Toilet							430	1	430	
Main Office	608	1	608	608	1	608				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							200	1	200	
Copy Room	244	1	244	244	1	244				
Teacher's Copy / Lounge	302	1	302	302	1	302				
Records Room							200	1	200	
Additional MSBA Records Room				200	1	200				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	222	1	222	222	1	222				
Additional MSBA Principal's Conf Area				153	1	153				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Assistant Pricinipal's Office	165	1	165	165	1	165				
Assistant Principal's Office - AP2							150	1	150	
Additional MSBA Asst. Principal's Office				150	1	150				
Supervisory / Spare Office							150	1	150	
Office	114	2	228	114	2	228				
Office Vestibule	41	1	41	41	1	41				
Conference Room							350	1	350	
Conference Room	122	1	122	122	1	122				
Additional MSBA Conference Room				228	1	228				
Guidance Office							150	4	600	
Counseling	46	3	138	46	3	138				
Guidance Office	169	1	169	169	1	169				
Parents Lounge	258	1	258	258	1	258				
Social Worker	414	1	414	414	1	414				
Guidance Waiting Room							100	1	100	
Additional MSBA Guidance Waiting Room				100	1	100				
Guidance Storeroom							50	1	50	
Admin Storage	16	2	32	16	2	32				
Storage	33	1	33	33	1	33				
Teachers' Work Room							480	1	480	
Teacher's Lounge	252	1	252	252	1	252				
Teacher's Lounge	308	1	308	308	1	308				
CUSTODIAL & MAINTENANCE			**2,059**			**2,709**			**2,135**	
Custodian's Office							150	1	150	
Custodial Office	205	1	205	205	1	205				
Custodian's Workshop							250	1	250	
Additional MSBA Custodian's Workshop				250	1	250				
Custodian's Storage							375	1	375	
Custodial Closet	36	2	72	36	2	72				
Custodial Closet	87	2	174	87	2	174				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							320	1	320	
Receiving	319	1	319	319	1	319				
Receiving	157	1	157	157	1	157				
Storeroom							440	1	440	
Custodial Storage	120	2	240	120	2	240				
Custodial Storage	273	1	273	273	1	273				
Custodial Storage (Included in gross)	159	1								
Network / Telecom Room							200	1	200	
MDF	55	1	55	55	1	55				
MDF / Media	354	1	354	354	1	354				
Tech Servers	111	1	111	111	1	111				
Telecom	99	1	99	99	1	99				
OTHER			**4,968**			**4,968**			**0**	
Other *(specify)*										
Auditorium										
Stage	1,181	1	1,181	1,181	1	1,181				
Stage Storage	104	2	208	104	2	208				
Stage Storage	120	2	240	120	2	240				
Auditorium	2,290	1	2,290	2,290	1	2,290				
Auditorium Vestibule	162	2	324	162	2	324				
Auditorium Corridor	247	1	247	247	1	247				
Auditorium Corridor	393	1	393	393	1	393				
Storage / Projection	85	1	85	85	1	85				
Total Additional MSBA NFA						16,974				
Total Building Net Floor Area (NFA)			**64,092**			**81,066**			**75,705**	
Proposed Student Capacity / Enrollment			660			660			**660**	
Total Building Gross Floor Area (GFA)[2]			97,213			**110,691**			**110,691**	
Grossing factor (GFA/NFA)			**1.52**			**1.37**			**1.46**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Wang	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**24,590**			**29,039**			**31,480**	
(List classrooms of different sizes separately)										
Classroom - General							950	24	22,800	850 SF min - 950 SF max
5th Grade Classroom - English	824	2	1,648	824	2	1,648				
5th Grade Classroom - ELA / SS	857	1	857	857	1	857				
5th Grade Classroom - Math	820	2	1,640	820	2	1,640				
6th Grade Classroom - English	806	2	1,612	806	2	1,612				
6th Grade Classroom - ELA / SS	842	1	842	842	1	842				
6th Grade Classroom - ELA / SS	816	1	816	816	1	816				
6th Grade Classroom - Math	780	2	1,560	780	2	1,560				
7th & 8th Grade Classroom	834	1	834	834	1	834				
7th & 8th Grade Classroom - ELA	815	1	815	815	1	815				
7th & 8th Grade Classroom - English	819	1	819	819	1	819				
7th & 8th Grade Classroom - English	857	1	857	857	1	857				
7th & 8th Grade Classroom - English / SS	1,020	1	1,020	1,020	1	1,020				
7th & 8th Grade Classroom - Math	798	1	798	798	1	798				
7th & 8th Grade Classroom - Math / Science	1,033	2	2,066	1,033	2	2,066				
7th & 8th Grade Classroom - SS	860	1	860	860	1	860				
Additional MSBA Classrooms				900	4	3,600				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Tutoring Room w/ Vestibule	151	1	151	151	1	151				
Additional MSBA Sm Group Seminar Space				349	1	349				
Additional MSBA Sm Group Seminar				500	1	500				
Science Classroom / Lab							1,200	6	7,200	1 period / day / student
5th Grade Classroom & Storage - Science	1,113	1	1,113	1,113	1	1,113				
6th Grade Classroom - Science	1,395	2	2,790	1,395	2	2,790				
7th & 8th Grade Classroom - Science	1,060	2	2,120	1,060	2	2,120				
7th & 8th Grade Classroom - Science	830	1	830	830	1	830				
Prep Room							80	6	480	
Science Prep / Storage	542	1	542	542	1	542				
SPECIAL EDUCATION			**6,324**			**8,261**			**7,550**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	5	4,750	assumed 8% of pop. in self-contained SPED
7th & 8th Grade SPED Classroom	302	2	604	302	2	604				
EDB Classroom w/ Storage	408	1	408	408	1	408				
ESL Classroom	387	1	387	387	1	387				
ESL Classroom	803	1	803	803	1	803				
ESL Classroom w/ Storage	498	1	498	498	1	498				
Life Skills Classroom w/ Storage	1,267	1	1,267	1,267	1	1,267				
SPED Classroom w/ Storage	467	1	467	467	1	467				
SPED Classroom	374	1	374	374	1	374				
SPED Classroom	287	2	574	287	2	574				
Self-Contained SPED Toilet							60	5	300	
Additional MSBA SPED Toilet				60	5	300				
Resource Room							500	3	1,500	1/2 size Genl. Clrm.
SPED Office	250	1	250	250	1	250				
Speech & Language Office	169	1	169	169	1	169				
Tutor Room	160	1	160	160	1	160				
Additional MSBA Resource Room				500	2	1,000				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Reading / Literacy	363	1	363	363	1	363				
Additional MSBA Sm Group Room / Reading				137	1	137				
Additional MSBA Sm Group Room / Reading				500	1	500				
ART & MUSIC			**3,794**			**4,133**			**3,250**	
Art Classroom							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom & Storage	962	1	962	962	1	962				
Art Classroom & Storage	1,224	1	1,224	1,224	1	1,224				
Art Workroom w/ Storage & kiln							150	1	150	
Dark Room	76	1	76	76	1	76				
Additional MSBA Art Work				74	1	74				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom & Storage	1,231	1	1,231	1,231	1	1,231				
Music Suite Corridor	166	1	166	166	1	166				
Music Practice / Ensemble							200	2	400	
Practice Room	45	3	135	45	3	135				
Additional MSBA Ensemble				265	1	265				
VOCATIONS & TECHNOLOGY			**2,250**			**6,250**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	1,402	1	1,402	1,402	1	1,402				
Computer Lab	848	1	848	848	1	848				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
Additional MSBA Tech Shop				2,000	2	4,000				
HEALTH & PHYSICAL EDUCATION			**9,114**			**9,200**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	5,835	1	5,835	5,835	1	5,835				
Weight Room	338	1	338	338	1	338				
Gym Storeroom							150	1	150	
Gym Storeroom	32	2	64	32	2	64				
Additional MSBA Gym Storeroom				86	1	86				
Health Instructor's Officew/ Shower & Toilet							250	1	250	
Health Instructor's Off w/ Toilets & Showers	178	2	356	178	2	356				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms - Boys w/ Toilets & Showers	1,265	1	1,265	1,265	1	1,265				
Locker Rooms - Girls w/ Toilets & Showers	1,256	1	1,256	1,256	1	1,256				
MEDIA CENTER			**2,890**			**4,215**			**4,284**	
Media Center / Reading Room							4,284	1	4,284	
Library	2,498	1	2,498	2,498	1	2,498				
Instructional Specialist Office	136	1	136	136	1	136				
Library Storage	65	1	65	65	1	65				
Tech Services	191	1	191	191	1	191				
Additional MSBA Media Center				1,325	1	1,325				
DINING & FOOD SERVICE			**5,112**			**7,600**			**9,367**	
Cafetorium / Dining							5,093	1	5,093	2 seatings - 15SF per seat
Cafeteria	2,937	1	2,937	2,937	1	2,937				
Additional MSBA Cafeteria Space				2,066	1	2,066				
Stage							1,600	1	1,600	
Chair / Table / Equipment Storage							426	1	426	
Additional MSBA Equipment Storage				422	1	422				
Kitchen							1,979	1	1,979	1600 SF for first 300 + 1 SF/student Add'l

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Proposed Space Summary - Middle Schools

Wang	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen	960	1	960	960	1	960				
Kitchen Office	65	1	65	65	1	65				
Kitchen Storage	87	1	87	87	1	87				
Kitchen Toilet	26	2	52	26	2	52				
Kitchen Vestibule	76	1	76	76	1	76				
Dishwashing Room	191	1	191	191	1	191				
Dry Good Storage	327	1	327	327	1	327				
Refrigerator	73	1	73	73	1	73				
Freezer	73	1	73	73	1	73				
Staff Lunch Room							270	1	270	20 SF/Occupant
Teacher's Lounge	271	1	271	271	1	271				
MEDICAL			**299**			**574**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Suite	175	1	175	175	1	175				
Additional MSBA Nurse's Office				75	1	75				
Examination Room / Resting							100	3	300	
Nurses' Exam Room & Storage	79	1	79	79	1	79				
Additional MSBA Exam Rooms				100	2	200				
ADMINISTRATION & GUIDANCE			**2,752**			**4,025**			**3,479**	
General Office / Waiting Room / Toilet							440	1	440	
Main Office Suite	838	1	838	838	1	838				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							200	1	200	
Copy Room	114	1	114	114	1	114				
Copy Room	270	1	270	270	1	270				
Records Room							200	1	200	
Additional MSBA Records Room				200	1	200				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	198	1	198	198	1	198				
Additional MSBA Principal's Conf Area				177	1	177				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Assistant Principal's Office	116	1	116	116	1	116				
Assistant Principal's Office - AP2							150	1	150	
Additional MSBA Asst. Principal's Office				150	1	150				
Supervisory / Spare Office							150	1	150	
Additional MSBA Supervisory Office				150	1	150				
Conference Room							350	1	350	
Conference Room	129	1	129	129	1	129				
Additional MSBA Conference				221	1	221				
Guidance Office							150	4	600	
Guidance / Social Worker's Office	112	2	224	112	2	224				
Guidance / Social Worker's Office	100	1	100	100	1	100				
Parent Liason Office	198	1	198	198	1	198				
Guidance Waiting Room							100	1	100	
Additional MSBA Guidance Waiting Room				100	1	100				
Guidance Storeroom							50	1	50	
Additional MSBA Guidance Storeroom				50	1	50				
Teachers' Work Room							490	1	490	
Teachers' Work Room	273	1	273	273	1	273				
Teachers' Lounge	292	1	292	292	1	292				
CUSTODIAL & MAINTENANCE			**1,127**			**2,731**			**2,154**	
Custodian's Office							150	1	150	
Custodial Office	382	1	382	382	1	382				
Custodian's Workshop							250	1	250	
Additional MSBA Custodian's Workshop				250	1	250				
Custodian's Storage							375	1	375	
Custodial Closet	14	2	28	14	2	28				
Custodial Closet	24	5	120	24	5	120				
Additional MSBA Custodian's Storage				227	1	227				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							326	1	326	
Additional MSBA Receiving				322	1	322				
Storeroom							453	1	453	
Custodial Storage	40	1	40	40	1	40				
Additional MSBA Storeroom				405	1	405				
Network / Telecom Room							200	1	200	
Tele/Data	130	1	130	130	1	130				
Tele/Data	31	1	31	31	1	31				
Computer & MDF Storage	396	1	396	396	1	396				
OTHER			**4,254**			**4,254**			**0**	
Other *(specify)*										
Auditorium / Music Classroom	2,191	1	2,191	2,191	1	2,191				
Auditorium Storage	78	2	156	78	2	156				
Auditorium Transfer Hall	181	2	362	181	2	362				
Stage	1,159	1	1,159	1,159	1	1,159				
Stage Storage	150	1	150	150	1	150				
Stage Storage	118	2	236	118	2	236				
Total Additional MSBA NFA						17,776				
Total Building Net Floor Area (NFA)			**62,506**			**80,282**			**76,975**	
Proposed Student Capacity / Enrollment			679			679			**679**	
Total Building Gross Floor Area (GFA)[2]			93,864			**112,772**			**112,772**	
Grossing factor (GFA/NFA)			**1.50**			**1.40**			**1.47**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- K - 8 Schools

Bartlett	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**21,909**			**26,269**		**27**	**25,160**	
(List classrooms of different sizes separately,										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten Classroom	745	1	745	745	1	745				
Pre-Kindergarten Classroom	723	1	723	723	1	723				
Pre-Kindergarten Classroom & Storage	1,639	1	1,639	1,639	1	1,639				
Kindergarten w/ toilet							1,200	3	3,600	1,100 SF min - 1,300 SF max
Kindergarten Classroom	1,518	1	1,518	1,518	1	1,518				
Kindergarten Classroom & Storage	1,200	1	1,200	1,200	1	1,200				
Additional MSBA Kindergarten CR				1,200	1	1,200				
General Classrooms - Grades 1-5							950	13	12,350	900 SF min - 1,000 SF max
1st Grade Classroom	747	1	747	747	1	747				
1st Grade Classroom	720	1	720	720	1	720				
2nd Grade Classroom	587	1	587	587	1	587				
2nd Grade Classroom	759	1	759	759	1	759				
2nd Grade Classroom	774	1	774	774	1	774				
3rd Grade Classroom	755	1	755	755	1	755				
3rd Grade Classroom	717	1	717	717	1	717				
4th Grade Classroom	756	1	756	756	1	756				
4th Grade Classroom	772	1	772	772	1	772				
5th Grade Classroom	725	1	725	725	1	725				
5th Grade Classroom	761	1	761	761	1	761				
Additional MSBA CR				900	2	1,800				
General Classrooms - Grades 6-8							950	7	6,650	
6th Grade Classroom	748	2	1,496	748	2	1,496				
6th Grade Classroom	707	1	707	707	1	707				
7th Grade Classroom & Storage	1,116	1	1,116	1,116	1	1,116				
7th Grade Classroom	760	1	760	760	1	760				
7th Grade Classroom	1,215	1	1,215	1,215	1	1,215				
8th Grade Classroom	764	1	764	764	1	764				
8th Grade Classroom	958	1	958	958	1	958				
Science Classroom / Lab							1,200	2	2,400	1 period / day / student
Science Classroom / Lab	995	1	995	995	1	995				
Additional MSBA Science CR / Lab				1,200	1	1,200				
Prep room							80	2	160	
Additional MSBA Prep Room				80	2	160				
SPECIAL EDUCATION			**4,736**			**8,269**			**7,050**	
(List rooms of different sizes separately,										
Self-Contained SPED - Grades 6-8							950	2	1,900	8% of pop. in self-contained SPED
OT/PT	368	1	368	368	1	368				
Additional MSBA SPED CR				766	2	1,532				
Self-Contained SPED - Grades 1-5							950	3	2,850	8% of pop. in self-contained SPED
SPED Pre-K & Kindergarten Classroom	973	1	973	973	1	973				
SPED Storage	88	2	176	88	2	176				
Additional MSBA SPED CR				851	2	1,701				
Self-Contained SPED - Grades 1-5 toilet							60	3	180	
Additional MSBA SPED Toilet				60	3	180				
Self-Contained SPED - Grades 6-8 toilet							60	2	120	
Additional MSBA SPED Toilet				60	2	120				
Resource Room - Grades 6-8							500	1	500	
SPED Math	431	1	431	431	1	431				
Resource Room - Grades 1-5							500	2	1,000	
Literacy Specialist	158	1	158	158	1	158				
Literacy Specialist	359	1	359	359	1	359				
SPED Room	258	1	258	258	1	258				
Math Tutors	197	1	197	197	1	197				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
SPED Quiet Room	390	1	390	390	1	390				
SPED Office	103	1	103	103	1	103				
SPED Offices	330	1	330	330	1	330				
SPED Offices	443	1	443	443	1	443				
SPED Offices	550	1	550	550	1	550				
ART & MUSIC			**1,871**			**5,518**			**5,550**	
Art Classroom - Grades 1-5							1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	826	1	826	826	1	826				
Additional MSBA Art CR Space				174	1	174				
Art Classroom - Grades 6-8							1,200	1	1,200	assumed use - 50% population 2 times / week
Additional MSBA Art CR				1,200	1	1,200				
Art Workroom w/ Storage & kiln							150	2	300	
Additional MSBA Art Workrooms				150	2	300				
Band / Chorus - 100 seats							1,500	1	1,500	
Additional MSBA Band / Chorus				1,500	1	1,500				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	927	1	927	927	1	927				
Additional MSBA Music CR Space				273	1	273				
Music Practice / Ensemble - Grades 1-5							75	2	150	
Music Practice Room	118	1	118	118	1	118				
Music Practice / Ensemble - Grades 6-8							200	1	200	
Additional MSBA Music Practice				200	1	200				
VOCATIONS & TECHNOLOGY			**873**			**2,873**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Computer Lab	873	1	873	873	1	873				
Tech Shop - (E.G. Consumer, Wood)							2,000	1	2,000	Assumed use - 25% Population - 5 times/week
Additional MSBA Tech Shop				2,000	1	2,000				
HEALTH & PHYSICAL EDUCATION			**9,379**			**11,459**			**8,328**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	7,982	1	7,982	7,982	1	7,982				
Gymnasium Stage	1,057	1	1,057	1,057	1	1,057				
Gym Storeroom							150	1	150	
Gym Storage	231	1	231	231	1	231				
Gym Storage (included in gross)	67	1		67	1	0				
Gym Storage (included in gross)	554	1		554	1	0				
Health Instructor's Office w/ Shower & Toilet							178	1	178	
Physical Education Office	109	1	109	109	1	109				
Additional MSBA Shower & Toilet				80	1	80				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Additional MSBA Student Locker Rooms				1,000	2	2,000				
MEDIA CENTER			**1,925**			**3,181**			**3,181**	
Media Center/Reading Room							3,181	1	3,181	
Library	1,670	1	1,670	1,670	1	1,670				
Book Storage	176	1	176	176	1	176				
Content Literacy Office	79	1	79	79	1	79				
Additional MSBA Media Center				1,256	1	1,256				
DINING & FOOD SERVICE			**5,374**			**8,123**			**8,123**	

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Proposed Space Summary- K - 8 Schools

Bartlett	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Cafeteria / Dining							4,065	1	4,065	2 seatings - 15SF per seat
Cafetorium	3,220	1	3,220	3,220	1	3,220				
Additional MSBA Cafeteria Space				845	1	845				
Kitchen							1,842	1	1,842	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	858	1	858	858	1	858				
Kitchen Corridor	91	1	91	91	1	91				
Kitchen Office	70	1	70	70	1	70				
Kitchen Toilet	44	1	44	44	1	44				
Kitchen Storage	53	1	53	53	1	53				
Kitchen Storage	177	1	177	177	1	177				
Dishwashing Room	112	1	112	112	1	112				
Refridgerator / Freeze	171	1	171	171	1	171				
Additional MSBA Kitchen Space				266	1	266				
Chair / Table / Equipment Storage							381	1	381	200 SF for first 300 + .333 SF/student Add'l
Additional MSBA Equipment Storage				381	1	381				
Staff Lunch Room							236	1	236	200 SF for first 400 + .25 SF/student Add'l
Additional MSBA Staff Lunch Room				236	1	236				
Stage							1,600	1	1,600	
Stage	578	1	578	578	1	578				
Additional MSBA Stage Space				1,022	1	1,022				
MEDICAL			**432**			**732**			**610**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	65	1	65	65	1	65				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Office	367	1	367	367	1	367				
Examination Room / Resting							100	3	300	
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**3,806**			**4,654**			**2,840**	
Principal's Office w/ Conference Area							375	1	375	
Principals Office & Storage	205	1	205	205	1	205				
Additional MSBA Principal's Conference				170	1	170				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							127	1	127	
Assistance Principals Office & Storage	343	1	343	343	1	343				
Assistant Principal's Office - AP2							127	0	-	
General Office / Waiting Room / Toilet							400	1	400	
Main Office	596	1	596	596	1	596				
Administration Toilet	62	1	62	62	1	62				
Administration Storage	62	1	62	62	1	62				
Conference room							277	1	277	
Conference Room & Storage	162	1	162	162	1	162				
Additional MSBA Conference Room				115	1	115				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teacher's Mail & Time Room				100	1	100				
Duplicating Room							163	1	163	
Additional MSBA Duplicating Room				163	1	163				
Records Room							136	1	136	
Additional MSBA Records Room				136	1	136				
Supervisory / Spare Office							127	1	127	
General Waiting Room							100	1	100	
Guidance Office Waiting	176	1	176	176	1	176				
Guidance Office							150	3	450	
Guidance Office	130	2	260	130	2	260				
Guidance Office	164	1	164	164	1	164				
Guidance Office	120	1	120	120	1	120				
Counselor's Office	736	1	736	736	1	736				
Counselor's Office	182	1	182	182	1	182				
Guidance Storeroom							39	1	39	
Additional MSBA Guidance Storeroom				39	1	39				
Teachers' Work Room							421	1	421	
Teacher Work Room	738	1	738	738	1	738				
CUSTODIAL & MAINTENANCE			**1,458**			**2,470**			**2,098**	
Custodian's Office							150	1	150	
Custodial Office	343	1	343	343	1	343				
Custodial Toilet	52	1	52	52	1	52				
Custodian's Workshop							331	1	331	
Additional MSBA Custodian's Workshop				331	1	331				
Custodian's Storage							375	1	375	
Custodial Closet	65	3	195	65	3	195				
Custodial Closet	44	4	176	44	4	176				
Custodial Closet	21	1	21	21	1	21				
Custodial Closet	7	1	7	7	1	7				
Storeroom							361	1	361	
Custodial Storage	295	1	295	295	1	295				
Custodial Storage	103	1	103	103	1	103				
Custodial Storage (included in gross)	986	1								
Custodial Storage (included in gross)	1,064	1								
Custodial Storage (included in gross)	3,567	1								
General Storage (included in gross)	3,479	1								
Exterior Equip Storage (included in gross)	59	1								
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							281	1	281	
Additional MSBA Receiving & General Supply				281	1	281				
Network / Telecom Room							200	1	200	
IDF / Storage	266	1	266	266	1	266				
OTHER			**1,236**			**1,236**			**0**	
Other *(specify)*										
UMass Lowell COOP Program	936	1	936	936	1	936				16,876
? Room - Program Unknown	300	1	300	300	1	300				3,386
Total Additional MSBA NFA						20,262				
Total Building Net Floor Area (NFA			**52,999**			**74,784**			**66,141**	
Proposed Student Capacity / Enrollment			542			542			**542**	Enter grade enrollments to the right
Total Building Gross Floor Area (GFA)[2]			95,586			**99,131**			**99,211**	
Grossing factor (GFA/NFA)			**1.80**			**1.33**			**1.50**	

Grades K-5	
369	68%
Grades 6-8	
165	30%

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- K - 8 Schools

Pyne Arts	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**19**	**19,220**			**25,080**		**26**	**24,210**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet							1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,120	1	1,120	1,120	1	1,120				
Kindergarten w/ toilet							1,200	3	3,600	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,229	2	2,458	1,229	2	2,458				
Additional MSBA Kindergaren CR				1,200	1	1,200				
General Classrooms - Grades 1-5							950	11	10,450	900 SF min - 1,000 SF max
1st Grade Classroom w/ toilet	1,229	2	2,458	1,229	2	2,458				
2nd Grade Classroom	948	1	948	948	1	948				
2nd Grade Classroom	953	1	953	953	1	953				
3rd Grade Classroom	948	1	948	948	1	948				
3rd Grade Classroom	953	1	953	953	1	953				
4th Grade Classroom	928	1	928	928	1	928				
4th Grade Classroom	936	1	936	936	1	936				
5th Grade Classroom	928	1	928	928	1	928				
5th Grade Classroom	936	1	936	936	1	936				
Additional MSBA 1-5 Classroom				900	1	900				
General Classrooms - Grades 6-8							950	8	7,600	
6th Grade Classroom	936	1	936	936	1	936				
6th Grade Classroom	928	1	928	928	1	928				
7th/8th Grade Classroom	928	2	1,856	928	2	1,856				
Additional MSBA 6-8 Classroom				900	4	3,600				
Science Classroom / Lab							1,200	2	2,400	1 period / day / student
8th Grade Science Classroom	920	1	920	920	1	920				
7th Grade Science Classroom	1,014	1	1,014	1,014	1	1,014				
Prep room							80	2	160	
Additional MSBA Prep Room				80	2	160				
SPECIAL EDUCATION			**7,652**			**8,902**			**7,050**	
(List rooms of different sizes separately)										
Self-Contained SPED - Grades 6-8							950	2	1,900	8% of pop. in self-contained SPED
EDBD	1,070	1	1,070	1,070	1	1,070				
7th/8th Grade ELL /Newcomers	1,013	1	1,013	1,013	1	1,013				
Self-Contained SPED - Grades 1-5							950	3	2,850	8% of pop. in self-contained SPED
5th/6th Grade ELL /Newcomers	1,005	1	1,005	1,005	1	1,005				
PPD Classroom	936	1	936	936	1	936				
Additional MSBA SPED Classroom				950	1	950				
Self-Contained SPED - Grades 1-5 toilet							60	3	180	
Additional MSBA SPED Classroom				60	3	180				
Self-Contained SPED - Grades 6-8 toilet							60	2	120	
Additional MSBA SPED Classroom				60	2	120				
Resource Room - Grades 6-8							500	1	500	
7th/8th Grade Support	414	1	414	414	1	414				
Resource Room - Grades 1-5							500	2	1,000	
1st/2nd Grade Support	159	1	159	159	1	159				
3rd-6th Grade Support	293	2	586	293	2	586				
Small Group Room / Reading							500	1	500	1/2 size Genl. Clrm.
ELL Support & Counseling	293	2	586	293	2	586				
"Gear Up" Office (Higher Ed)	107	1	107	107	1	107				
Social Worker Office & Storage	404	1	404	404	1	404				
Intervention	228	1	228	228	1	228				
Content Literacy Resource	92	1	92	92	1	92				
Math Specialist	144	1	144	144	1	144				
Parent Liason	549	1	549	549	1	549				
Speech & Pre-K Support	359	1	359	359	1	359				
ART & MUSIC			**4,412**			**5,787**			**5,550**	
Art Classroom - Grades 1-5							1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	893	1	893	893	1	893				
Additional MSBA Art Classroom Space				107	1	107				
Art Classroom - Grades 6-8							1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	904	1	904	904	1	904				
Additional MSBA Art Classroom Space				296	1	296				
Art Workroom w/ Storage & kiln							150	2	300	
Art Storage	373	1	373	373	1	373				
Art Kiln	155	1	155	155	1	155				
Band / Chorus - 100 seats							1,500	1	1,500	
Drama Classroom	928	1	928	928	1	928				
Additional MSBA Band Classroom Space				572	1	572				
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	950	1	950	950	1	950				
Additional MSBA Music Classroom Space				250	1	250				
Music Practice / Ensemble - Grades 1-5							75	2	150	
Additional MSBA Music Practice Room				75	2	150				
Music Practice / Ensemble - Grades 6-8							200	1	200	
Music Practice Room	209	1	209	209	1	209				
Music Storage (included in gross)	115	1								
Music Storage (included in gross)	97	1								
VOCATIONS & TECHNOLOGY			**2,209**			**3,273**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Computer Lab	1,273	1	1,273	1,273	1	1,273				
Tech Shop - (E.G. Consumer, Wood)							2,000	1	2,000	Assumed use - 25% Population - 5 times/week
Technical Education	936	1	936	936	1	936				
Additional MSBA Tech Classroom				1,064	1	1,064				
HEALTH & PHYSICAL EDUCATION			**6,533**			**8,559**			**8,327**	
Gymnasium							6,000	1	6,000	6000 SF Min. Size
Gymnasium	5,740	1	5,740	5,740	1	5,740				
Additional MSBA Gymnasium Space				260	1	260				
Gym Storeroom							150	1	150	
Gym Storage	382	1	382	382	1	382				
Health Instructor's Office w/ Shower & Toilet							177	1	177	
Additional MSBA Health Instructor's Office				177	1	177				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Lockers	411	1	411	411	1	411				
Additional MSBA Locker Room Space				589	1	589				
Additional MSBA Locker Room				1,000	1	1,000				
MEDIA CENTER			**2,547**			**2,999**			**2,999**	
Media Center/Reading Room							2,999	1	2,999	
Library	2,161	1	2,161	2,161	1	2,161				
Instructional Specialist & Storage	386	1	386	386	1	386				
Additional MSBA Media Center Space				452	1	452				

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Proposed Space Summary- K - 8 Schools

Pyne Arts	Existing Conditions			PROPOSED Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
DINING & FOOD SERVICE			**6,092**			**8,371**			**7,923**	
Cafeteria / Dining							3,900	1	3,900	2 seatings - 15SF per seat
Cafetorium	2,957	1	2,957	2,957	1	2,957				
Additional MSBA Cafeteria Space				943	1	943				
Kitchen							1,820	1	1,820	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	959	1	959	959	1	959				
Kitchen Corridor	94	1	94	94	1	94				
Kitchen Office	63	1	63	63	1	63				
Kitchen Staff Toilet	42	2	84	42	2	84				
Barrel Wash	52	1	52	52	1	52				
Dish Wash	168	1	168	168	1	168				
Dry Food Storage	586	1	586	586	1	586				
Freezer	108	1	108	108	1	108				
Refrigerator	90	1	90	90	1	90				
Chair / Table / Equipment Storage							373	1	373	200 SF for first 300 + .333 SF/student Add'l
Cafetoria Chair Storage	174	1	174	174	1	174				
Additional MSBA Equipment Storage				199	1	199				
Staff Lunch Room							230	1	230	200 SF for first 400 + .25 SF/student Add'l
Teacher Dining	294	1	294	294	1	294				
Stage							1,600	1	1,600	
Stage	463	1	463	463	1	463				
Additional MSBA Stage Space				1,137	1	1,137				
MEDICAL			**572**			**772**			**610**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	63	1	63	63	1	63				
Nurses' Toilet	99	1	99	99	1	99				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Office / Waiting Room	327	1	327	327	1	327				
Examination Room / Resting							100	3	300	
Nurses' Exam Room	83	1	83	83	1	83				
Additional MSBA Nurse's Exam Room				100	2	200				
ADMINISTRATION & GUIDANCE			**2,564**			**3,484**			**2,792**	
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	240	1	240	240	1	240				
Additional MSBA Principal's Conf Area				135	1	135				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							125	1	125	
Assistance Principal's Office	168	1	168	168	1	168				
Assistant Principal's Office - AP2							125	0	-	
General Office / Waiting Room / Toilet							375	1	375	
Main Office w/ Storage	565	1	565	565	1	565				
Conference room							273	1	273	
Conference Room	291	1	291	291	1	291				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							160	1	160	
Additional MSBA Duplicating Room				160	1	160				
Records Room							136	1	136	
Additional MSBA Records Room				136	1	136				
Supervisory / Spare Office							125	1	125	
Additional MSBA Supervisory Room				125	1	125				
General Waiting Room							100	1	100	
Additional MSBA General Waiting				100	1	100				
Guidance Office							150	3	450	
Guidance Office	262	1	262	262	1	262				
Psychologist Office	178	1	178	178	1	178				
Guidance Storeroom							39	1	39	
Additional MSBA Guidance Storeroom				39	1	39				
Teachers' Work Room							410	1	410	
Teacher Work Room & Storage	218	1	218	218	1	218				
Teacher Planning	392	1	392	392	1	392				
Teacher Lounge	250	1	250	250	1	250				
CUSTODIAL & MAINTENANCE			**2,063**			**2,880**			**2,061**	
Custodian's Office							150	1	150	
Custodial Office	632	1	632	632	1	632				
Custodian's Workshop							316	1	316	
Additional MSBA Custodian's Workshop				316	1	316				
Custodian's Storage							375	1	375	
Custodial Storage	28	3	84	28	3	84				
Custodial Storage	83	1	83	83	1	83				
Custodial Storage	101	1	101	101	1	101				
Custodial Storage	128	1	128	128	1	128				
Storeroom							347	1	347	
General Building Storage	694	1	694	694	1	694				
Exterior Equip Storage (included in gross)	231	1								
Recycling Room / Trash							400	1	400	
Additional MSBA Custodian's Workshop				400	1	400				
Receiving and General Supply							273	1	273	
Receiving	172	1	172	172	1	172				
Additional MSBA Receiving Space				101	1	101				
Network / Telecom Room							200	1	200	
Tele/Data	22	1	22	22	1	22				
MDF Storage	147	1	147	147	1	147				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Total Additional MSBA NFA						16,243				
Total Building Net Floor Area (NFA)			**53,864**			**70,107**			**64,722**	
Proposed Student Capacity / Enrollment			520			520			**520**	Enter grade enrollments to the right
Total Building Gross Floor Area (GFA)			78,963			**96,708**			**97,083**	
Grossing factor (GFA/NFA)			**1.47**			**1.38**			**1.50**	

Grades K-5	
321	62%
Grades 6-8	
176	34%

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Rogers	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**8,050**			**5**	**5,000**	
(List classrooms of different sizes separately)								
Pre-Kindergarten w/ toilet					1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten / Parent's Room	873	2	1,746					
Pre-Kindergarten	879	1	879					
Kindergarten w/ toilet					1,200	1	1,200	1,100 SF min - 1,300 SF max
Kindergarten (1st Grade next year)	900	3	2,700					
Kindergarten (1st Grade next year)	905	1	905					
Kindergarten (1st Grade next year)	915	1	915					
General Classrooms - Grade 1-6					950	4	3,800	900 SF min - 1,000 SF max
Classroom (unknown purpose)	905	1	905					
SPECIAL EDUCATION			**0**				**2,010**	
(List rooms of different sizes separately)								
Self-Contained SPED					950	1	950	8% of pop. in self-contained SPED
Self-Contained SPED - toilet					60	1	60	
Resource Room					500	1	500	1/2 size Genl. Clrm.
Small Group Room / Reading					500	1	500	1/2 size Genl. Clrm.
ART & MUSIC			**0**				**75**	
Art Classroom - 25 seats					1,000	0	-	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln					150	0	-	
Music Classroom / Large Group - 25-50 seats					1,200	0	-	assumed schedule 2 times / week / student
Music Practice / Ensemble					75	1	75	
HEALTH & PHYSICAL EDUCATION			**0**				**6,300**	
Gymnasium					6,000	1	6,000	6000 SF Min. Size
Gym Storeroom					150	1	150	
Health Instructor's Office w/ Shower & Toilet					150	1	150	
MEDIA CENTER			**0**				**2,020**	
Media Center / Reading Room					2,020	1	2,020	
DINING & FOOD SERVICE			**9,106**				**3,893**	
Cafeteria / Dining					893	1	893	2 seatings - 15SF per seat
Cafetorium	3,292	1	3,292					
Stage					1,000	1	1,000	
Stage Platform	760	1	760					
Chair / Table / Equipment Storage					200	1	200	
Café & Custodial Storage	1,178	1	1,178					
Closet	261	1	261					
Storage	49	1	49					
Storage	286	1	286					
Storage	73	1	73					
Storage	179	1	179					
Storage	744	1	744					
Kitchen					1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,175	1	1,175					
Kitchen Office	104	1	104					
Kitchen Servery	471	1	471					
Kitchen Toilet	44	2	88					
Kitchen Vestibule	44	1	44					
Cooler	86	1	86					
Dishwashing Room	230	1	230					
Freezer	86	1	86					
Staff Lunch Room					200	1	200	20 SF/Occupant
MEDICAL			**0**				**410**	
Medical Suite Toilet					60	1	60	
Nurses' Office / Waiting Room					250	1	250	
Examination Room / Resting					100	1	100	
ADMINISTRATION & GUIDANCE			**3,320**				**1,865**	
General Office / Waiting Room / Toilet					300	1	300	
Pre-K Administration	401	1	401					
Teachers' Mail and Time Room					100	1	100	
Copy, Conference, & Parent Lounge	879	1	879					
Duplicating Room					150	1	150	
Records Room					110	1	110	
Principal's Office w/ Conference Area					375	1	375	
Pre-K Principal's Office	401	1	401					
Pre-K Principal's Office	353	1	353					
Principal's Secretary / Waiting					125	1	125	
Assistant Principal's Office					120	0	-	
Supervisory / Spare Office					120	1	120	
Conference Room					250	1	250	
Conference Room	1,109	1	1,109					
Guidance Office					150	0	-	
Guidance Storeroom					35	1	35	
Storage	177	1	177					
Teachers' Work Room					300	1	300	
CUSTODIAL & MAINTENANCE			**1,453**				**1,900**	
Custodian's Office					150	1	150	
Custodian's Office	131	1	131					
Custodian's Office Toilet	42	1	42					

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Proposed Space Summary- Elementary Schools

Rogers	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
Custodian's Office & Locker Room	269	1	269					
Custodian's Workshop					375	1	375	
Custodian's Storage					375	1	375	
Custodial Closet	24	1	24					
Custodial Closet	14	1	14					
Custodial Storage	121	1	121					
Custodial Storage	232	1	232					
Recycling Room / Trash					400	1	400	
Receiving and General Supply					200	1	200	
Storeroom					200	1	200	
Storage	215	1	215					
Storage	250	1	250					
Storage	155	1	155					
Network / Telecom Room					200	1	200	
OTHER			**0**				**0**	
Other *(District Offices)*								
Assistant Superendant Finance & Operations	897	1						
Assistant Superendant Curriculum	446	1						
Attendence Officer	126	1						
Bi-Lingual Programs	879	1						
Conference Room	157	1						
Conference Room	206	1						
Conference Room	242	1						
Copy Room	113	1						
Curriculum Department	834	1						
Custodial	83	1						
Custodial Closet	32	1						
Custodial Closet	58	1						
Custodial Storage	2,928	1						
District SPED ED Office	133	5						
District SPED ED Waiting/Office	207	1						
ED. Staff Computer & Training	1,198	1						
Educational Staff Conference Room	1,381	1						
F+O Administration	920	1						
Family Literacy & Play Area (Lockers)	317	1						
Family Resident Manager	282	1						
Family Resource Center	2,034	1						
Food Service Office	251	1						
Food Service Office	912	1						
Gym Storage	9,614	1						
Gym Storage	251	1						
Gym Storage	358	1						
Health & Counseling Office	911	1						
I.T. Offices	180	1						
I.T. Offices	1,970	1						
Lockers & Shower	543	1						
Lowell Police Precinct Office	434	1						
Lowell Public Schools Bus Manager	380	1						
Lowell Public Schools Business Admin	739	1						
Lowell Public Schools Legal Office	92	1						
Lowell Public Schools Legal Office	152	1						
LPS Operations + Maintenance Office	469	1						
Math & English Specialist	854	1						
MCAS Administration	447	1						
Payroll Department	898	1						
Personnel Files	903	1						
Physical Education Office	94	1						
Professional Development	425	1						
Purchasing Department	906	1						
Pyschologists & Student Support Admin	929	1						
School Committee Room	1,095	1						
Server / MDF Room	462	1						
SPED Clerks	908	1						
SPED Clerks	911	1						
SPED Files (Active)	1,487	1						
SPED Files (Inactive)	1,238	1						
Speech Office	63	1						
Staff Kitchen & Dining	1,372	1						
Student Support Asst. Superintendent	891	1						
Superintendent Administration Office	602	1						
Superintendent's Office	301	1						
Therapist's Office	73	1						
Total Building Net Floor Area (NFA)			**21,929**				**23,473**	
Proposed Student Capacity / Enrollment			119				**119**	
Total Building Gross Floor Area (GFA)[2]			111,786				**21,420**	
Grossing factor (GFA/NFA)			**5.10**				**0.91**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**120,556**				**152,220**	
(List classrooms of different sizes separately)								
Classroom - General					850	108	91,800	825 SF min - 950 SF max
English Classroom	785	1	785					
English Classroom	797	2	1,594					
English Classroom	805	2	1,610					
English Classroom	845	1	845					
English Classroom	875	3	2,625					
English Classroom	960	1	960					
English Classroom	990	1	990					
English Classroom	1,012	1	1,012					
Foreign Language Classroom	812	1	812					
Foreign Language Classroom	823	1	823					
Foreign Language Classroom	831	1	831					
Foreign Language Classroom	837	2	1,674					
Foreign Language Classroom	846	1	846					
Foreign Language Classroom	870	3	2,610					
Foreign Language Classroom	888	1	888					
Foreign Language Classroom	947	1	947					
Foreign Language Classroom	963	1	963					
Foreign Language Classroom	988	1	988					
Foreign Language Classroom	1,014	1	1,014					
Math Classroom	787	1	787					
Math Classroom	835	2	1,670					
Math Classroom	902	1	902					
Math Classroom	956	2	1,912					
Math Classroom	993	1	993					
Math Classroom	1,009	1	1,009					
Social Studies Classroom	787	1	787					
Social Studies Classroom	802	4	3,208					
Social Studies Classroom	812	1	812					
Social Studies Classroom	848	2	1,696					
Social Studies Classroom	869	1	869					
Social Studies Classroom	995	1	995					
Social Studies Classroom	1,021	1	1,021					
Classroom - General	949	1	949					
Classroom - General	990	1	990					
Food Classroom	1,134	1	1,134					
Classroom - General	815	1	815					
English Classroom	660	1	660					
English Classroom	716	2	1,432					
English Classroom	725	4	2,900					
English Classroom	856	1	856					
English Classroom	698	1	698					
Health Classroom	660	1	660					
Health Classroom	716	1	716					
Math Classroom	601	1	601					
Math Classroom	665	2	1,330					
Math Classroom	716	4	2,864					
Math Classroom	725	2	1,450					
Math Classroom	735	1	735					
Math Classroom	761	1	761					
Math Classroom	812	1	812					
Sociology Classroom	698	1	698					
Sociology Classroom	716	3	2,148					
Sociology Classroom	725	1	725					
Sociology Classroom	758	1	758					
Sociology Classroom	883	1	883					
Classroom	782	1	782					
Classroom	873	1	873					
Classroom	900	1	900					
English Classroom	1008	1	1,008					
English Classroom & Storage	1144	1	1,144					
English Classroom	820	1	820					

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
English Classroom	840	1	840					
English Classroom	868	1	868					
English Classroom	900	1	900					
English Classroom	947	1	947					
History Classroom	1011	1	1,011					
History Classroom	1045	1	1,045					
History Classroom	803	1	803					
History Classroom	820	1	820					
History Classroom	861	1	861					
History Classroom	869	1	869					
History Classroom	900	1	900					
Home Economics Classroom & Storage	1494	1	1,494					
Language Classroom & Storage	732	1	732					
Math Classroom	820	1	820					
Math Classroom	829	1	829					
Math Classroom	834	1	834					
Math Classroom	845	1	845					
Math Classroom	858	1	858					
Math Classroom	942	1	942					
Teacher Planning					100	108	10,800	
Small Group Seminar (20-30 seats)					500	7	3,500	
Large Group Seminar								
Little Theater	3,351	1	3,351					
Little Theater Storage	86	1	86					
Little Theater Control Room	90	1	90					
Science Classroom / Lab					1,440	28	40,320	3 x85% ut=20 Seats-1 per /day/student
Science Classroom / Lab	846	3	2,538					
Science Classroom / Lab	857	1	857					
Science Classroom / Lab	1,017	2	2,034					
Science Classroom / Lab	1,036	1	1,036					
Science Classroom / Lab	1,050	1	1,050					
Science Classroom / Lab	1,380	1	1,380					
Science Classroom / Lab	596	1	596					
Science Classroom / Lab	660	1	660					
Science Classroom / Lab	719	2	1,438					
Science Classroom / Lab	727	4	2,908					
Science Classroom / Lab	740	2	1,480					
Science Classroom / Lab	750	2	1,500					
Science Classroom / Lab	767	3	2,301					
Science Classroom / Lab	794	1	794					
Science Classroom / Lab	811	1	811					
Science Classroom	1029	1	1,029					
Science Classroom w/ Storage	908	1	908					
Science Classroom	834	1	834					
Science Classroom	892	1	892					
Science Classroom	900	1	900					
Science Classroom	908	1	908					
Science Classroom	915	1	915					
Prep Room					200	28	5,600	
Bio Prep Room	209	1	209					
Prep Room	102	1	102					
Prep Room	232	1	232					
Storage	45	1	45					
Science Prep Room	432	1	432					
Central Chemical Storage Rm					200	1	200	
Prep Room / Storage	442	1	442					
SPECIAL EDUCATION			**38,872**				**31,220**	
(List classrooms of different sizes separately)								
Self-Contained SPED					950	22	20,900	assumed 8% of pop. in self-contained SPED
ELL Classroom	798	1	798					
ELL Classroom	840	2	1,680					
ELL Classroom	871	2	1,742					
ELL Classroom	881	2	1,762					
ELL Classroom	897	3	2,691					
ELL Classroom	1,011	2	2,022					
ELL Classroom	1,163	1	1,163					

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
ISSP	966	1	966					
SPED Room	821	1	821					
SPED Room	845	2	1,690					
SPED Room	853	1	853					
SPED Room	901	1	901					
Life Skills Classroom	1,099	1	1,099					
Life Skills Classroom	797	1	797					
Life Skills Dressing Room	112	1	112					
Life Skills Laundry Room	134	1	134					
Mediator	264	1	264					
SPED Room	716	1	716					
ELL Classroom	663	2	1,326					
ELL Classroom	725	1	725					
Adjustment Classroom & Storage	1,085	1	1,085					
Adjustment Classroom	705	1	705					
Reading Classroom	864	1	864					
SPED Classroom	782	1	782					
SPED Classroom	788	1	788					
SPED Classroom	820	1	820					
SPED Classroom	873	1	873					
Self-Contained SPED Toilet					60	22	1,320	
SPED Toilet	62	1	62					
SPED Toilet	88	1	88					
Resource Room					500	9	4,500	1/2 size Genl. Clrm.
SPED Work Room	177	1	177					
SPED Room	189	4	756					
SPED Room	352	2	704					
SPED Room	382	1	382					
SPED Room	483	1	483					
SPED Room	533	1	533					
SPED Room	558	1	558					
SPED Room	578	1	578					
SPED Room	612	2	1,224					
SPED Room	620	2	1,240					
SPED Room	647	1	647					
SPED Office	238	2	476					
SPED Office	283	1	283					
SPED Reception	298	1	298					
Social Worker	146	1	146					
Interactive Learning Center	1,007	1	1,007					
Gear Up	251	1	251					
Reading Room	268	1	268					
Reading Room / Counseling	284	1	284					
SPED Room	224	1	224					
SPED Storage	24	1	24					
Small Group Room					500	9	4,500	1/2 size Genl. Clrm.
Storage (not inlcuded in net)	46	2						
Storage (not inlcuded in net)	234	1						
ART & MUSIC			**16,474**				**12,925**	
Art Classroom - 25 seats					1,200	6	7,200	Assumed use - 25% Population - 5 times/week
Art Classroom	856	2	1,712					
Art Classroom	1,004	1	1,004					
Art Classroom	1,195	1	1,195					
Ceramics Classroom	1,270	1	1,270					
Art Workroom w/ Storage & kiln					150	6	900	
Art / Computer Lab	1,084	2	2,168					
Art Storage	97	4	388					
Art Storage	195	1	195					
Kiln	195	1	195					
Dark Room	152	1	152					
Fine Arts Computer Lab	1,032	1	1,032					
Band - 50 - 100 seats					1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Band Room	2,753	1	2,753					
Chorus - 50 - 100 seats					1,500	1	1,500	
Chorus Room	2,618	1	2,618					
Ensemble					200	1	200	

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
Music Practice					75	15	1,125	
Band Practice Room	390	1	390					
Band Practice Room	138	1	138					
Band Practice Room	85	1	85					
Band Practice Room	78	2	156					
Chorus Listening / Practice Room	90	1	90					
Chorus Listening / Practice Room	95	1	95					
Practice Room	71	1	71					
Practice Room	89	2	178					
Practice Room	129	1	129					
Practice Room	135	1	135					
Music Storage					500	1	500	
Music Closet	39	2	78					
Music Closet	45	2	90					
Music Closet	49	2	98					
Band Room Storage	59	1	59					
VOCATIONS & TECHNOLOGY			**13,065**				**35,200**	
Tech Clrm. - (E.G. Drafting, Business)					1,200	11	13,200	Assumed use - 50% Population - 5 times/week
Computer Lab	853	1	853					
Computer Lab	871	1	871					
Computer Lab	886	1	886					
Computer Lab	1,076	3	3,228					
Computer Lab	1,081	2	2,162					
Business Computer Lab	850	1	850					
Business Computer Lab	868	1	868					
Business Computer Lab	893	1	893					
Business Computer Lab	909	1	909					
Tech Shop - (E.G. Consumer, Wood)					2,000	11	22,000	Assumed use - 50% Population - 5 times/week
Robotics Lab	1,545	1	1,545					
HEALTH & PHYSICAL EDUCATION			**45,338**				**34,120**	
Gymnasium					12,000	1	12,000	
Field House Gymnasium	27,736	1	27,736					
PE Alternatives					3,000	1	3,000	
Cardio Workout Room	880	1	880					
Weight Room	1,910	1	1,910					
Wrestling Room	1,910	1	1,910					
Health Classroom & Storage	1,085	1	1,085					
Gym Storeroom					300	1	300	
Equipment Room	161	1	161					
Gym Storage	178	2	356					
Gym Storage	229	2	458					
Locker Rooms - Boys / Girls w/ Toilets					17,920	1	17,920	5.6 sf/student total
Girls / Boys Locker Room	2,984	2	5,968					
Girls / Boys Team Room	1,061	2	2,122					
Boys/Girls Dress Rooms	217	2	434					
Phys. Ed. Storage					500	1	500	
Uniform Storage	131	2	262					
Athletic Director's Office					150	1	150	
Athletic Director's Office	178	1	178					
Health Instructor's Office w/ Shower & Toilet					250	1	250	
Athletic Office	150	2	300					
Girls / Boys Phys Ed Office	108	2	216					
Girls / Boys Phys Ed Office Toilet	20	2	40					
Girls / Boys Phys Ed Shower / Locker	60	2	120					
Girls / Boys Pool Office / First Aid	237	2	474					
Girls / Boys Team Room Office	141	2	282					
Mens / Womens Offical Office	71	2	142					
Trainer's Office	152	1	152					
Office (Use Unknown)	152	1	152					
MEDIA CENTER			**10,936**				**19,900**	
Media Center / Reading Room					19,900	1	19,900	
Library	6,034	1	6,034					
Multi-Media Room	108	1	108					
Lowell History Room	327	1	327					

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
Librarian's Office	119	1	119					
Library Storage (included in gross)	147	1						
Library Storage (included in gross)	214	1						
Instructional Specialist Office	761	1	761					
Media Center / Library	1,193	1	1,193					
Computer Lab								
Computer Lab	1,195	1	1,195					
Computer Lab w/ Storage	629	1	629					
Conference / Project Room								
Conference / Project Room	70	1	70					
Conference / Project Room	116	1	116					
Conference / Project Room	153	1	153					
Conference / Project Room	231	1	231					
AUDITORIUM / DRAMA			**17,092**				**10,400**	
Auditorium					7,500	1	7,500	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Auditorium	7,812	1	7,812					
Auditoirum Foyer / Entry	627	1	627					
Auditorium Balcony	929	1	929					
Auditorium Balcony	986	1	986					
Auditorium	3,280	1	3,280					
Stage					1,600	1	1,600	
Stage	2,615	1	2,615					
Stage	635	1	635					
Auditorium Storage					500	1	500	
Make-up / Dressing Rooms					300	2	600	
Controls / Lighting / Projection					200	1	200	
Control Room	79	1	79					
Control Room	129	1	129					
DINING & FOOD SERVICE			**23,733**				**23,100**	
Cafeteria / Student Lounge / Break-out					16,000	1	16,000	3 seatings - 15SF per seat
Cafeteria	11,516	1	11,516					
Cafeteria / Gymnasium	4,011	1	4,011					
Chair / Table Storage					950	1	950	
Storage	78	2	156					
Storage	114	1	114					
Storage	227	1	227					
Scramble Serving Area					600	1	600	
Serving Kitchen	2,486	1	2,486					
Kitchen					4,500	1	4,500	1600 SF for first 300 + 1 SF/student Add'l
Kitchen Office	53	1	53					
Kitchen	1,960	1	1,960					
Kitchen Dry Storage	490	1	490					
Kitchen Office	76	1	76					
Refrigerator	124	1	124					
Freezer	264	1	264					
Trash	86	1	86					
Kitchen	324	1	324					
Staff Lunch Room					1,050	1	1,050	20 SF/Occupant
Faculty Dining	476	1	476					
Staff Kitchenette	178	1	178					
Teacher Dining	666	1	666					
Break Room	311	1	311					
Staff Lockers	134	1	134					
Staff Toilet	81	1	81					
MEDICAL			**1,618**				**2,410**	
Medical Suite Toilet					60	1	60	
Nurse's Toilet	61	1	61					
Nurse's Toilet	50	1	50					
Nurses' Office / Waiting Room					250	1	250	
Nurse's Waiting	416	1	416					
Nurse's Work Room	258	1	258					
Nurse's Suite	262	1	262					
Interview Room					100	8	800	
Examination Room / Resting					100	13	1,300	

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
Nurse's Exam Room	65	2	130					
Nurse's Exam Room	256	1	256					
Nurse's Rest	29	2	58					
Nurse's Storage (included in gross)	20	1						
Nurse's Storage (included in gross)	40	2						
Nurse's Exam Room	127	1	127					
ADMINISTRATION & GUIDANCE			**23,865**				**9,795**	
General Office / Waiting Room / Toilet					1,600	1	1,600	
Admin	172	2	344					
Reception	148	1	148					
Reception	164	1	164					
Main Office	753	1	753					
Administration Office	443	1	443					
Office Waiting	232	1	232					
Admin Toilet	22	2	44					
Admin Toilet	36	1	36					
General Office	563	1	563					
General Office	632	1	632					
Teachers' Mail and Time Room					100	1	100	
Duplicating Room					200	1	200	
Copy Center	173	1	173					
Supply Room	443	1	443					
Copy / Work Room	135	1	135					
Records Room					200	1	200	
File / Storage	121	1	121					
Principal's Office w/ Conference Area					375	1	375	
Principal's Secretary / Waiting					125	1	125	
Assistant Principal's Office - AP1					150	1	150	
Assistant Principal's Office - AP2					150	6	900	
Supervisory / Spare Office					120	1	120	
Office (Use Unknown)	101	2	202					
Office (Use Unknown)	170	1	170					
Office (Use Unknown)	188	2	376					
Office (Use Unknown)	476	1	476					
Office (Use Unknown)	497	1	497					
Security Office	467	1	467					
Security Office (SRO)	254	1	254					
Bursar's Office	167	1	167					
Office (Use Unknown)	93	2	186					
Office (Use Unknown)	100	1	100					
Office (Use Unknown)	135	2	270					
Office (Use Unknown)	182	2	364					
Office (Use Unknown)	211	1	211					
Office (Use Unknown)	254	2	508					
Office (Use Unknown)	279	1	279					
Office (Use Unknown)	513	1	513					
Office (Use Unknown)	116	1	116					
Office (Use Unknown)	122	2	244					
Office (Use Unknown)	132	1	132					
Office (Use Unknown)	172	2	344					
Office (Use Unknown)	188	1	188					
Office (Use Unknown)	199	1	199					
Office (Use Unknown)	225	1	225					
Conference Room					450	1	450	
Conference Room	141	1	141					
Conference Room	140	1	140					
Conference Room	534	1	534					
Conference Room	173	1	173					
Conference Room	207	1	207					
Conference Room	220	1	220					
Guidance Office					150	16	2,400	
B House	500	1	500					
B House Office	81	3	243					
B House Office	124	2	248					
B House Passage	95	1	95					
E House	625	1	625					
E House Office	130	1	130					
E House Office	149	1	149					
E House Office	224	1	224					
Guidance Office	70	2	140					
Guidance Office	86	1	86					
Guidance Office	94	3	282					

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
Guidance Work Room	134	1	134					
Guidance Waiting Room					100	1	100	
Guidance Waiting Room	1,043	1	1,043					
Guidance Storeroom					100	1	100	
Guidance Storage	43	1	43					
Storage	54	1	54					
Storage	75	1	75					
Storage	97	1	97					
Career Center					950	1	950	
College Career Center	510	1	510					
Arch	151	1	151					
New Horizons (UMass Lowelll)	141	1	141					
Gear Up (Middlesex CC)	310	1	310					
Talent Search (MEOA)	185	2	370					
Records Room					425	1	425	
Teachers' Work Room					1,600	1	1,600	
Teacher's Work Room	403	1	403					
Teacher's Work Room	663	1	663					
Teacher's Work Room	780	1	780					
Teacher's Center	2,296	1	2,296					
Staff Work Room	373	1	373					
Teacher Work Room	196	1	196					
Teacher Work Room	398	1	398					
Teacher Work Room / Lounge	417	1	417					
Teacher Lounge	287	1	287					
Teacher Lounge	268	1	268					
CUSTODIAL & MAINTENANCE			**6,620**				**4,025**	
Custodian's Office					150	1	150	
Custodian's Office	100	1	100					
Staff Lockers	131	1	131					
Staff Toilet	82	1	82					
Custodian's Workshop					250	1	250	
IT Work Room	794	1	794					
Custodial Work Room	791	1	791					
Custodian's Storage					375	1	375	
Custodial Closet	24	2	48					
Custodial Closet	27	1	27					
Custodial Closet	36	6	216					
Custodial Closet	107	1	107					
Custodial Closet	127	3	381					
Custodial Closet	59	1	59					
Custodial Closet	102	1	102					
Custodial Closet	112	2	224					
Recycling Room / Trash					400	1	400	
Receiving and General Supply					950	1	950	
Receiving	85	1	85					
Storeroom					1,700	1	1,700	
Custodial Storage	26	1	26					
Custodial Storage	36	2	72					
Custodial Storage	46	3	138					
Custodial Storage	85	1	85					
Storage (included in gross sf)	42	2						
Storage (included in gross sf)	48	3						
Storage (included in gross sf)	51	2						
Storage (included in gross sf)	110	2						
Storage (included in gross sf)	128	6						
Storage (included in gross sf)	238	2						
Storage (included in gross sf)	396	1						
Storage (included in gross sf)	478	1						
Storage (included in gross sf)	538	1						
Storage (included in gross sf)	553	1						
Storage (included in gross sf)	704	1						
Storage (included in gross sf)	1,114	1						
Storage (included in gross sf)	2,863	1						
Network / Telecom Room					200	1	200	
Data Processing	998	1	998					
IDF Room	74	1	74					
IDF Room	128	2	256					
MDF Room	1,009	1	1,009					
Network Hub	72	6	432					
Network Hub	112	2	224					
Network Hub	159	1	159					
Network Closet	53	1	53					
Network Closet	96	1	96					
Server / Network Hub	71	1	71					
Head End Equipment	360	1	360					

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals		ROOM NFA[1]	# OF RMS	area totals	Comments
OTHER			**0**				**0**	
Other (specify)								
Total Building Net Floor Area (NFA)			**318,169**				**335,315**	
Proposed Student Capacity / Enrollment			3,200				**3,200**	147
Total Building Gross Floor Area (GFA)[2]			627,645				**470,400**	
Grossing factor (GFA/NFA)			**1.97**				**1.40**	
Non-MSBA Program			**29,344**				**0**	
Natatorium								
Field House Natatorium	6,885	1	6,885					
Pool Storage	2,898	1	2,898					
Towels	41	2	82					
Culinary Arts Program								
Culinary Arts Kitchen	1,401	1	1,401					
Culinary Arts Restaurant	1,195	1	1,195					
ROTC Program								
ROTC Administration	617	1	617					
ROTC Classroom	1,056	2	2,112					
ROTC Classroom	1,159	2	2,318					
ROTC / Science Classroom	864	1	864					
ROTC Fitness	528	1	528					
ROTC Storage	208	1	208					
Lowell Community Health Center								
Health Center	660	1	660					
Reception	128	1	128					
Office	241	1	241					
Office	105	1	105					
Examination Room	80	4	320					
Toilet	64	1	64					
Storage	98	1	98					
Passage (Part of Health Center)	64	1	64					
Lowell CCTV								
Conference Room	121	1	121					
Conference Room	312	1	312					
Edit	49	2	98					
Edit	101	1	101					
Green Room	65	1	65					
Multi-Media	37	3	111					
Multi-Media	87	1	87					
Multi-Media	117	1	117					
Reception	272	1	272					
Safe Library	139	1	139					
Storage	267	1	267					
Studio Office	99	1	99					
Television Studio	1,212	1	1,212					
Toilet	71	1	71					
Other								
In-House Suspension w/ Storage	1,564	1	1,564					
Program Unknown	380	1	380					
Program Unknown	202	1	202					
Catie's Closet	369	1	369					
UP	578	1	578					
Bank	282	1	282					
DARE Office	129	1	129					
DARE Reception	127	1	127					
Plant Room	217	1	217					
School Strore	671	1	671					
Student Activities & Storage	290	1	290					
Student Publication & Year Book	675	1	675					

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[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Version
11.24.2010

5 Master Plan Options

- Overview
- Site Considerations and Opportunities
- PK-8 Master Planning Options
- Lowell High School Preliminary Alternatives
- Cost / Value Options Analysis

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Overview

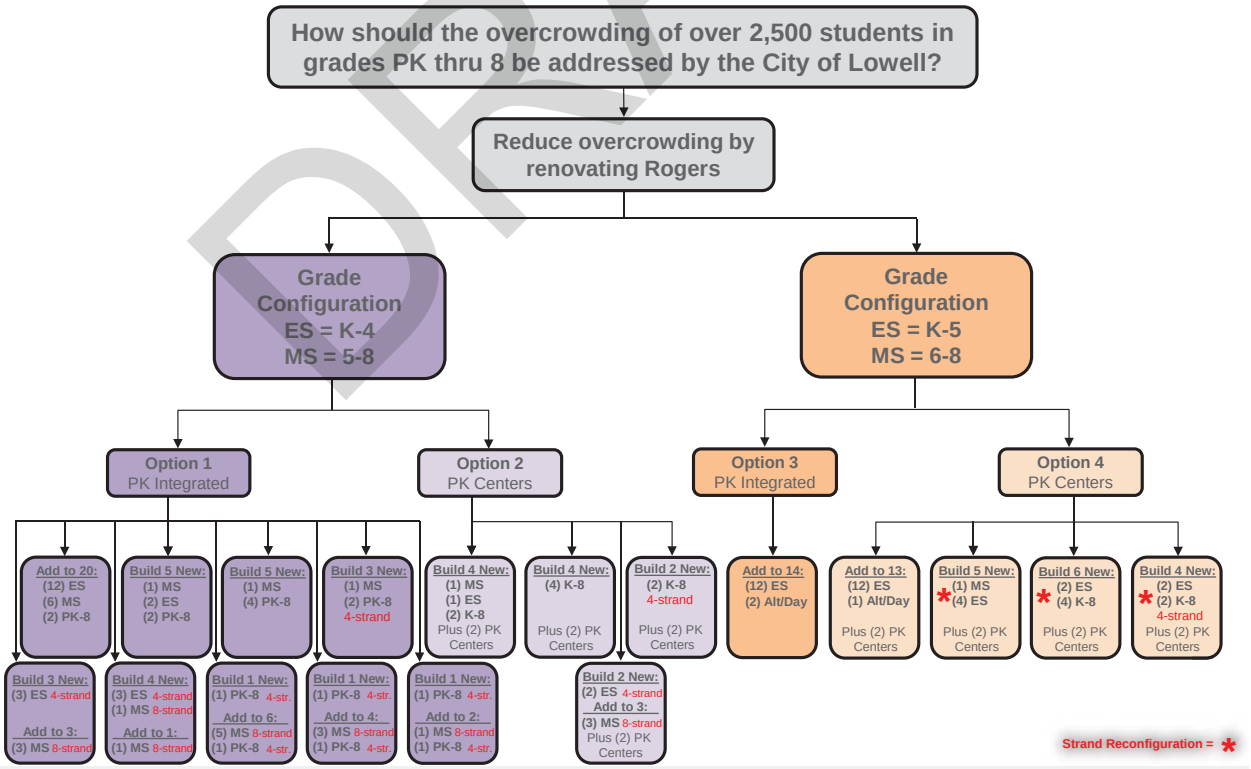
After processing the objectives and underlying principles, the existing building conditions for 29 school facilities, and the current educational programming factors with the School Committeee and Working Group, the work plan moved into formulating master planning options for the PK-8 students and their associated schools, and separately with the high school and its student population. These master planning options are intended to be incorporated into the upcoming ten year capital plan for the city.

It was agreed that there is a need for ongoing investment in the current Lowell Public School facilities to address deferred repair and maintenance needs, but the two prevailing questions that developed from the research to date are:

- How should the current and future overcrowding of approximately 2,500 students in grades PK thru 8 be addressed by the City of Lowell?
- How should the needs of the high school students be addressed by the City of Lowell?

The two decision matrices that follow were the starting point for understanding the options and how one might process the decisions for the City.

LPS Master Planning Decision Matrix (excluding High School)



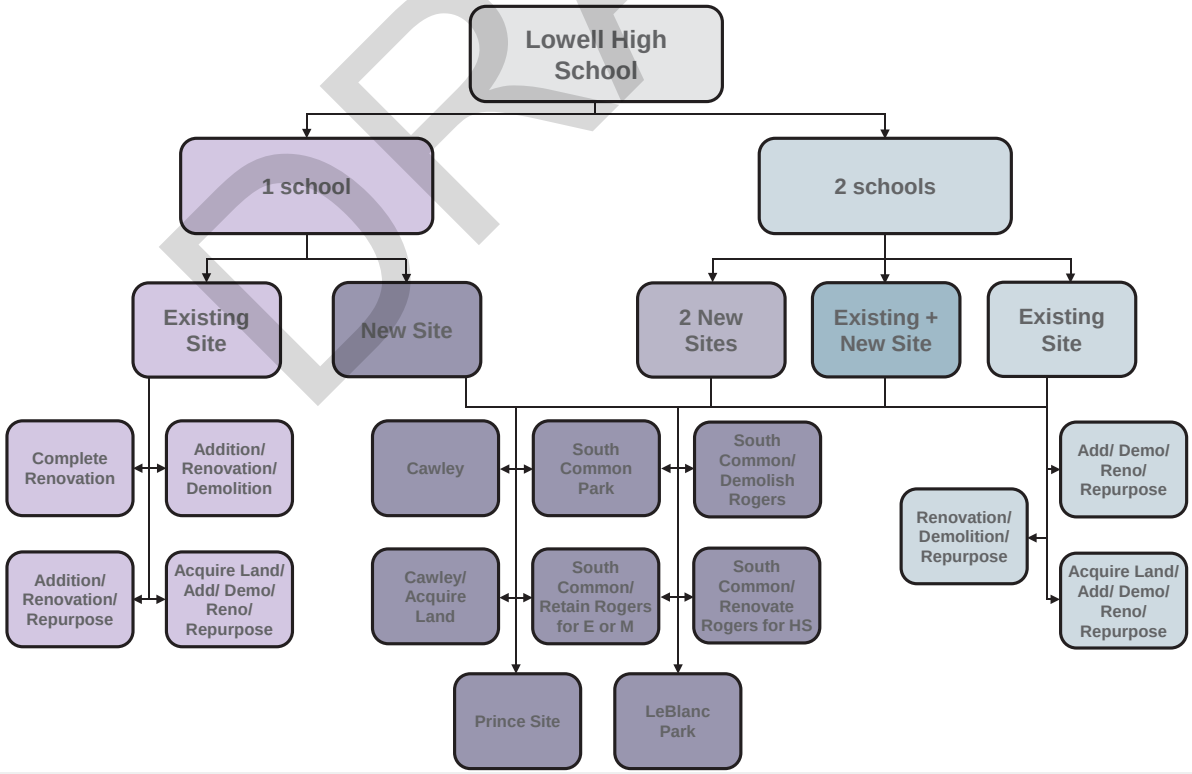
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For the PK-8 program, the current overcrowding situation is clear and immediate. The most appropriate quick fix is to bring Rogers School back online as a full elementary school, with simple renovations now and possible upgrades or major changes in the future. This would include moving the district offices to another location in the city. From there, the next decision is whether the grade configuration remains as K-4 in elementary schools and 5-8 in middle schools, or is modified to be K-5 in elementary and 6-8 in middle. This modification was a recommendation from the District Leadership Team's visioning sessions and has value in a broader and deeper discussion.

The next decision is whether PK should remain integrated within the elementary schools or be placed in separate and focused educational facilities, i.e. providing Pre-Kindergarten centers around the city. From this point, the design team developed a series of options with variations in emphasis including, additions, renovations, new facilities, closed facilities, repurposed facilities and strand reconfigurations.

A similar series of decisions was developed for the high school. Whether there should be one high school in Lowell or two, whether the existing downtown site should be used or new site(s) be developed, and then whether it should be built as an addition, renovation, or new facility and if additional land should be acquired.

Lowell High School Master Planning Decision Matrix



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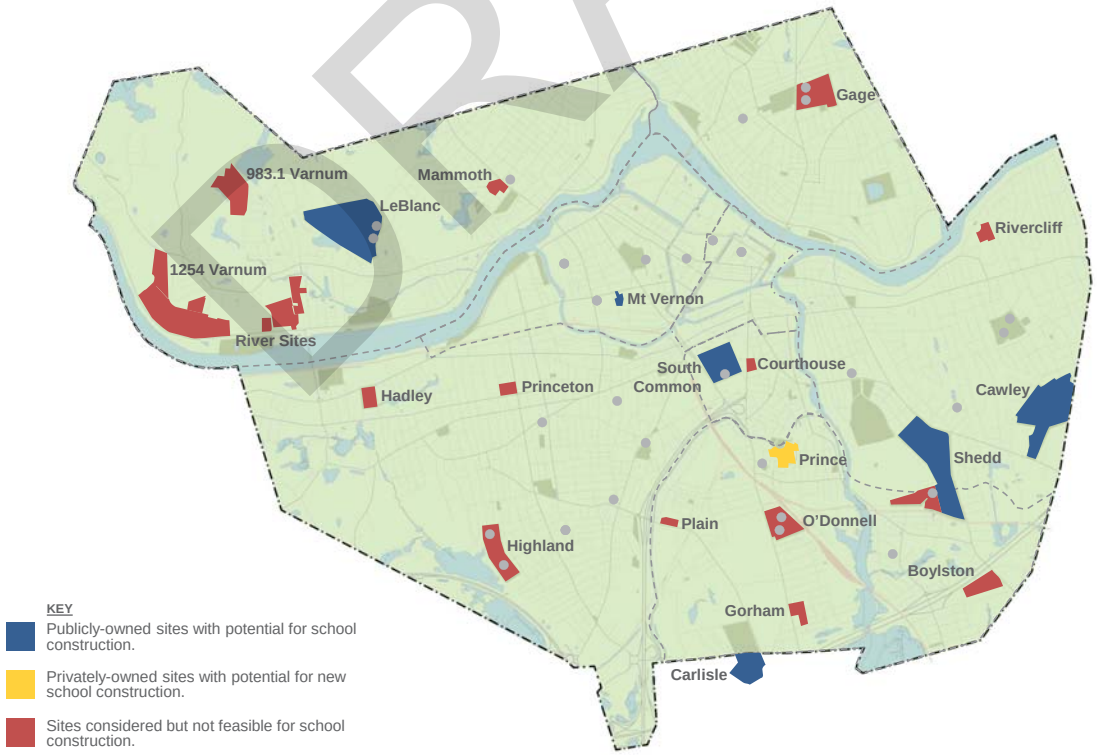
If a new facility or facilities were proposed, sites were considered including the Cawley Stadium area, South Common Park, the former Prince Spaghetti factory site, and LeBlanc Park. Repurposing any existing facilities was part of the discussion.

Site Considerations and Opportunities

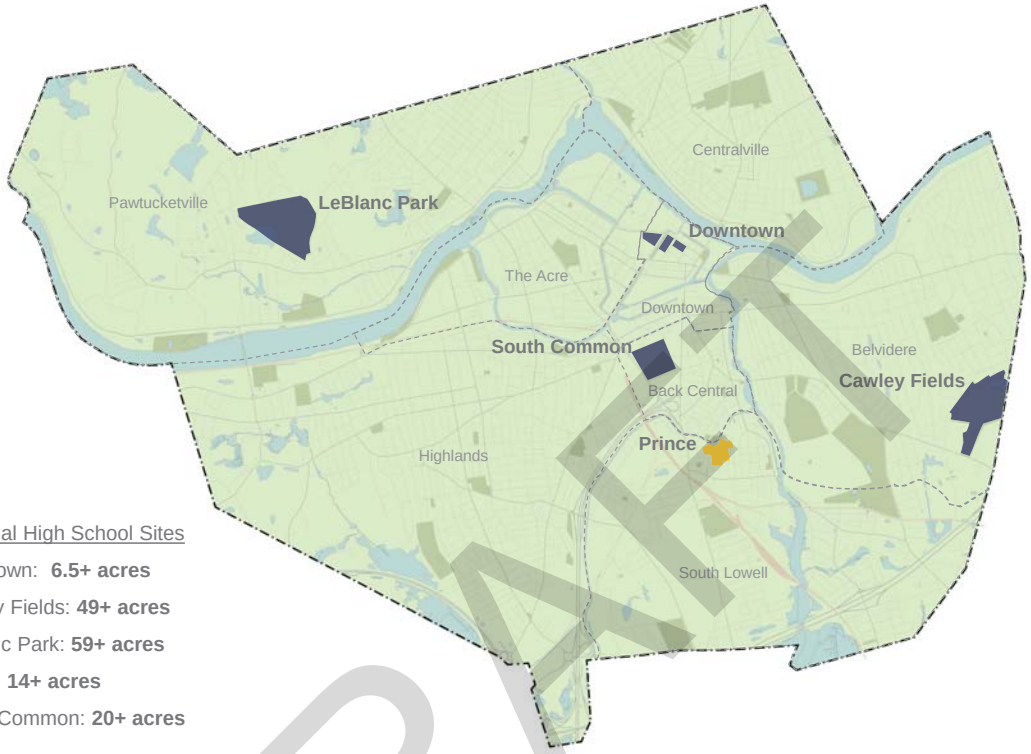
Numerous potential site locations around the city, both public and private, were discussed with the Department of Planning and Development for both PK-8 programs and for the high school program. Many of these sites were considered too small for a new facility, are in flood plains or wetlands, have access issues or are currently in use. These are shown in red on the chart below. Another grouping, shown in yellow, are privately owned sites with long range potential. And those shown in blue are public and have been given the most consideration for the purposes of this master plan.

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PK, Elementary, K-8 & Middle School – Site Opportunities



Lowell High School – Site Opportunities



Potential High School Sites

Downtown: **6.5+ acres**

Cawley Fields: **49+ acres**

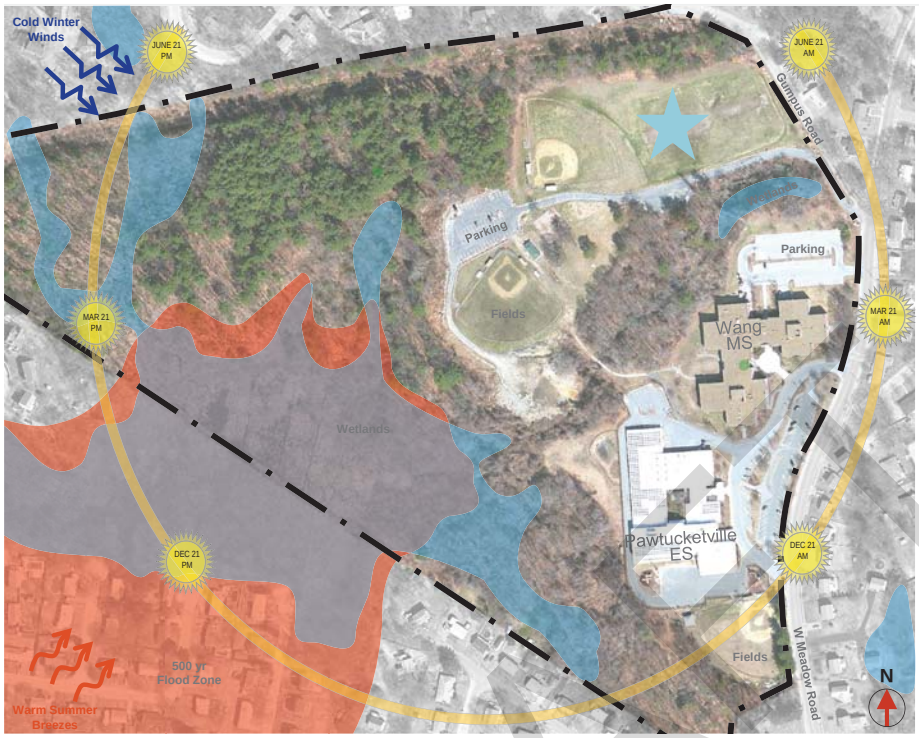
LeBlanc Park: **59+ acres**

Prince: **14+ acres**

South Common: **20+ acres**

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Following are site considerations analyses for each of the sites shown in yellow or blue on these charts. Additional information on the red sites is shown in the appendix.



Pawtucketville

- 59+ Acres
- City owned property
- Wang & Pawtucketville share site
- Proposed new school next to existing schools
- Site restrictions include wetlands and flood zones
- Some disruption to Wang & Pawtucketville fields during construction

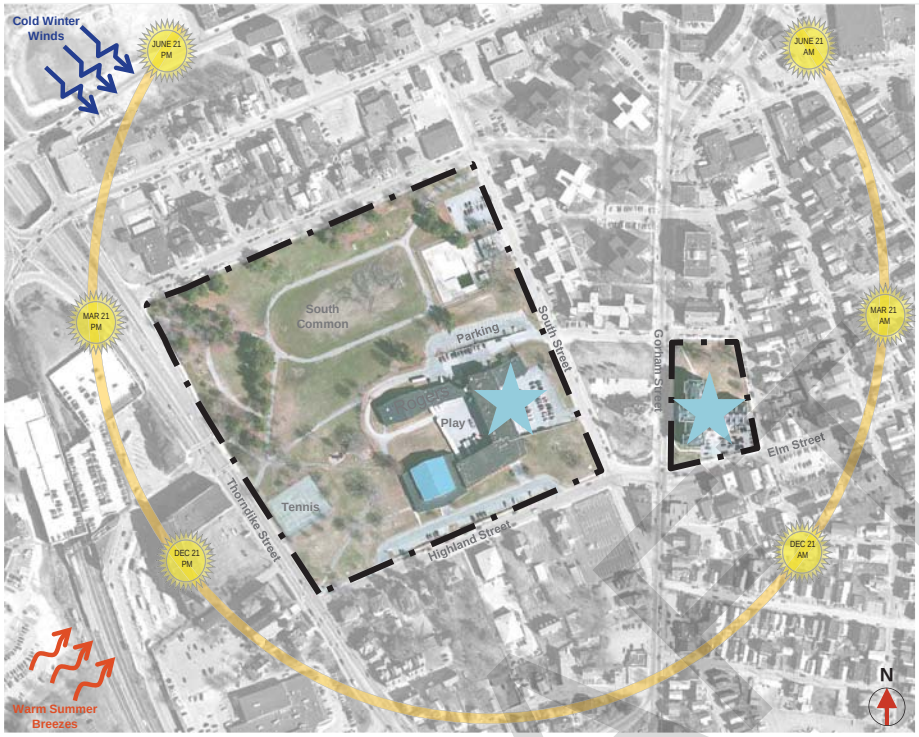
Site Considerations: LeBlanc Park



The Acre

- 3 Acres +/-
- Site owned by the City
- Urban renewal area plan calls for other uses and would need to be amended.
- An additional adjacent site may be available
- May share recreational and parking facilities with Stoklosa
- Central to City

Site Considerations: Mt. Vernon Street / Farnham Street



Site Considerations: South Common & Courthouse

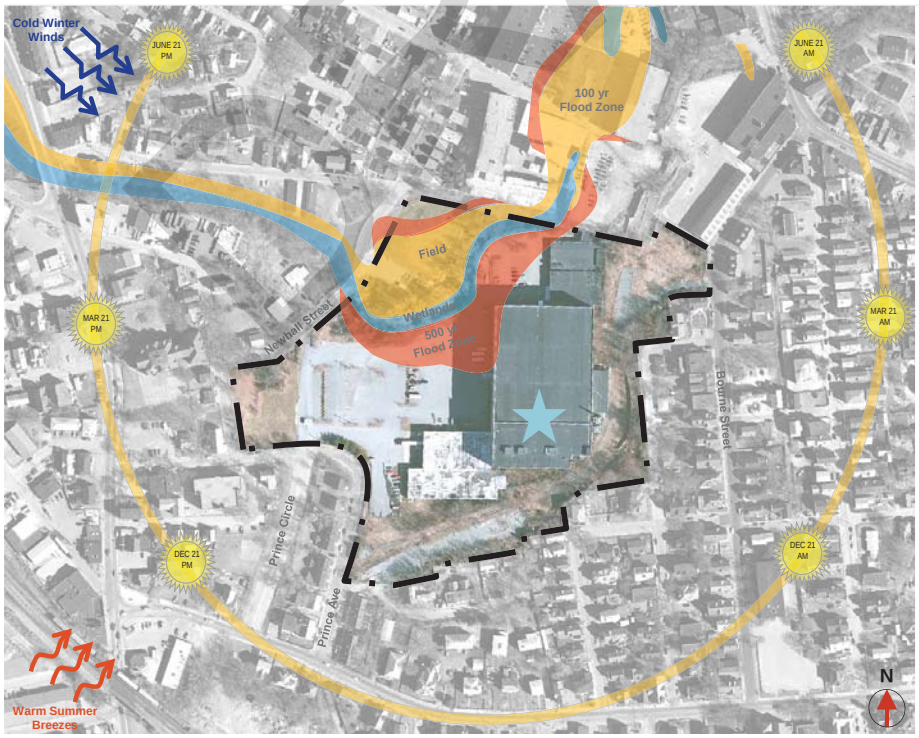
Back Central

Courthouse

- 1.63 Acres
- City owned land
- Existing Courthouse on site but New Courthouse planned off-site (JAM)
- Potential 2 Strand School or Alternative School

South Common

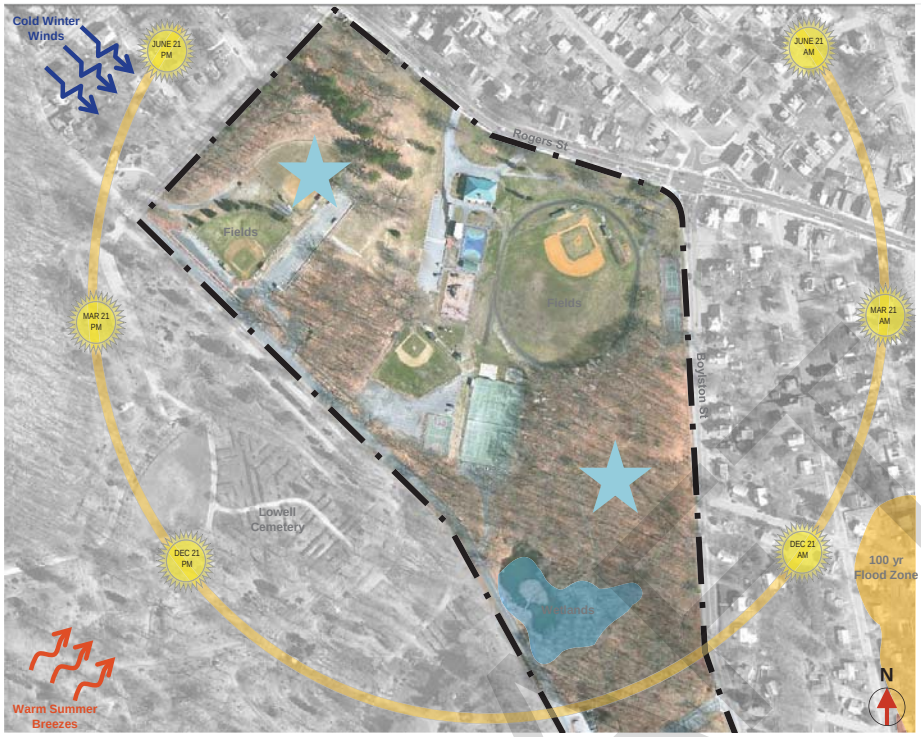
- 20.5 Acres
- City owned land
- Existing Rogers School building on site
- South Common Master Plan revitalization project is in development now
- Potential Elementary or Middle School



Site Considerations: Former Prince Factory Site

South Lowell

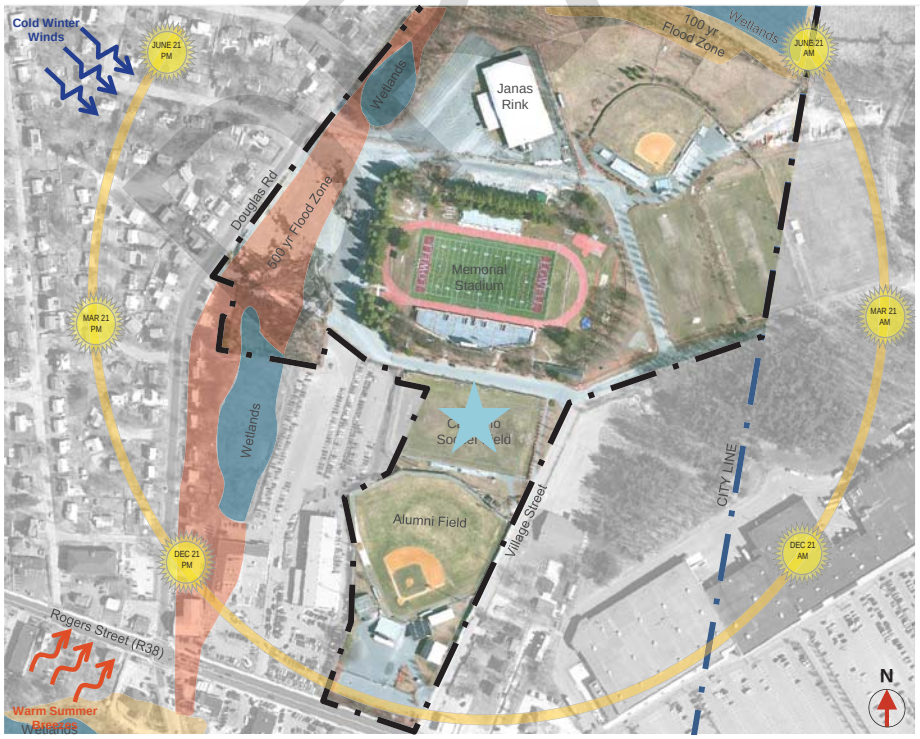
- 14+ Acres
- Privately owned land
- Wetlands and Flood zone
- Commercial/ Industrial Zone
- Site currently has old Prince factory building
- Near alternate/day school
- Propose new school or repurpose existing building



South Lowell / Belvidere

- Shedd: 23+ Acres
- City owned land
- Pyne Arts on site
- Active recreational use
- Proposed new school next to existing facilities

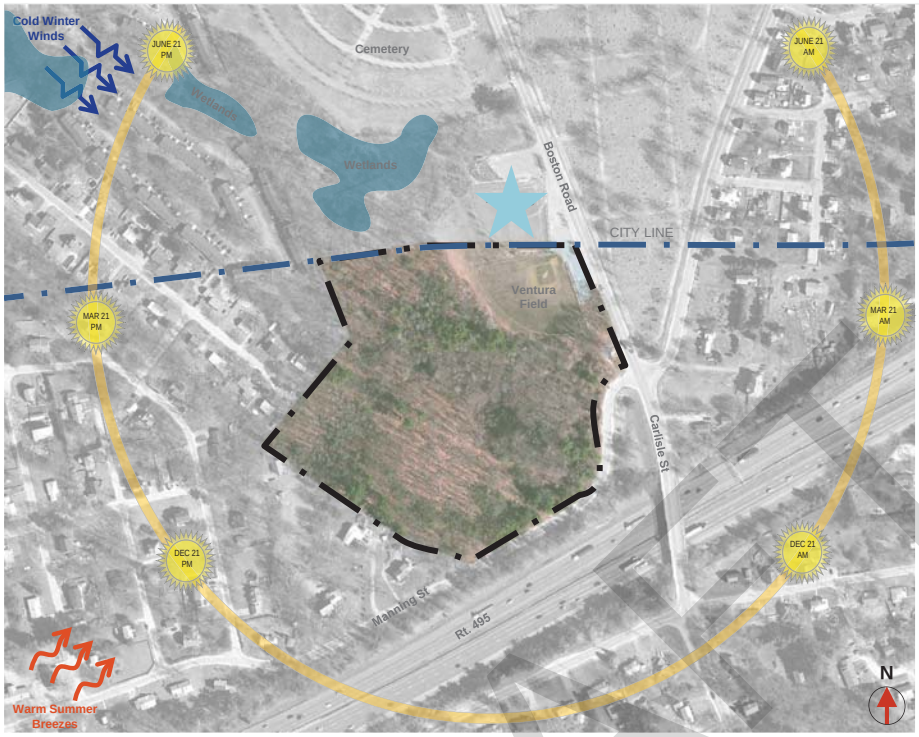
Site Considerations: Upper Shedd Park



Belvidere

- City Owned
- Athletic Facilities share the site
- Proposed new school next to existing facilities
- Consider acquisition of additional land

Site Considerations: Cawley Stadium Area



Chelmsford

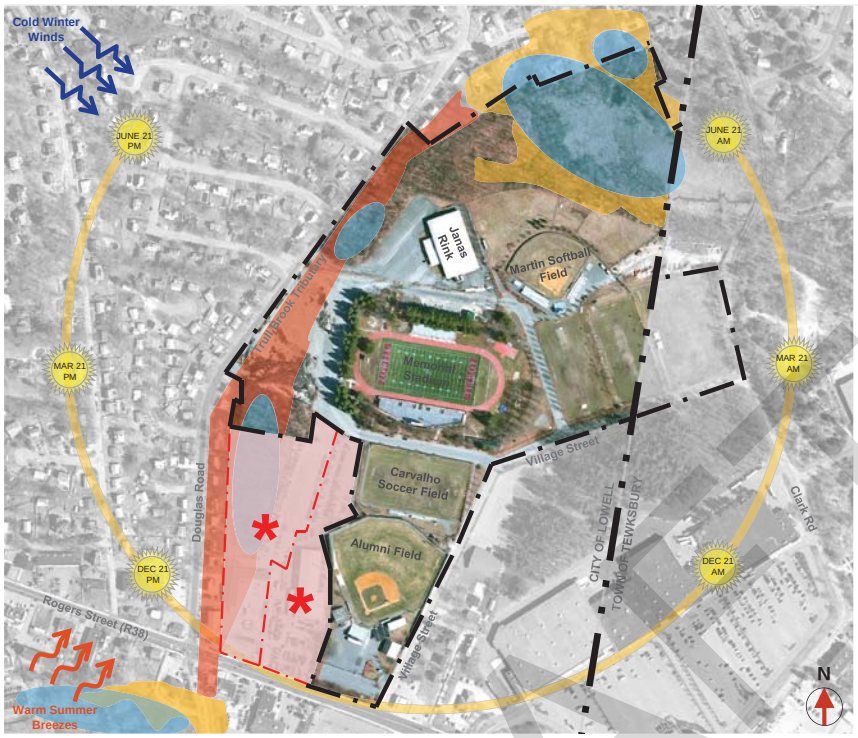
- 14.3 +/- Acres
- Currently owned by the City but located in the town of Chelmsford
- Field currently located on site

Site Considerations: Carlisle Street



- Sun & Wind
- Flood Zones & Waterways
  - 100 Year
  - 500 Year
  - Waterways
- City Hall Historic District
  - Zone
- Adjacencies
  - City Hall,Library,Tsongas Center
  - Parking Garages
  - Commercial

High School Site Considerations: Existing Downtown Site



- Sun & Wind
- Flood Zones & Wetlands
  - 100 Year
  - 500 Year
  - Wetlands
- Adjacencies
  - Commercial

High School Site Considerations: Cawley Stadium Area



- Sun & Wind
- Flood Zones & Wetlands
  - 100 Year
  - Waterway
- Historic Districts
  - Zone
- Adjacencies
  - Parks & Playgrounds
  - Public School & Courthouse
  - MBTA Terminal & Parking
  - YMCA
- Railroad

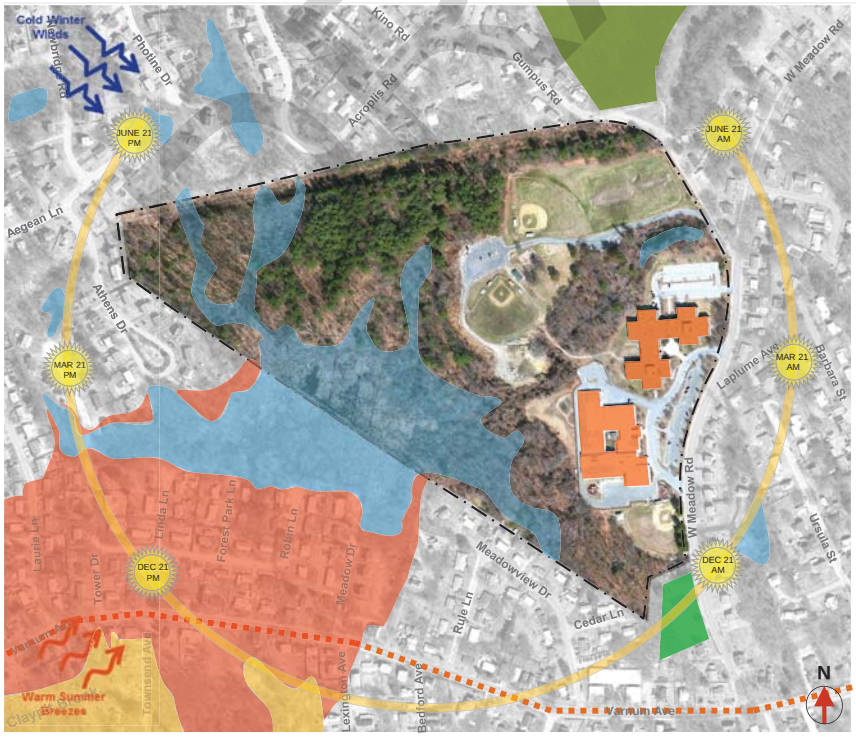
High School Site Considerations: South Common Park

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- Sun & Wind
- Flood Zones & Wetlands
  - 100 Year
  - 500 Year
  - Waterway
- Commercial / Industrial Zoning
  - Zone
- Adjacencies
  - Parks & Playgrounds
  - Public Schools
- Bike Path
- Railroad

High School Site Considerations: Former Prince Factory Site



- Sun & Wind
- Flood Zone & Wetlands
  - 100 Year
  - 500 Year
  - Wetlands
- Adjacencies
  - Public Schools
  - City Park
  - State Forest
- Bike Path

High School Site Considerations: LeBlanc Park

PK-8 Master Planning Options

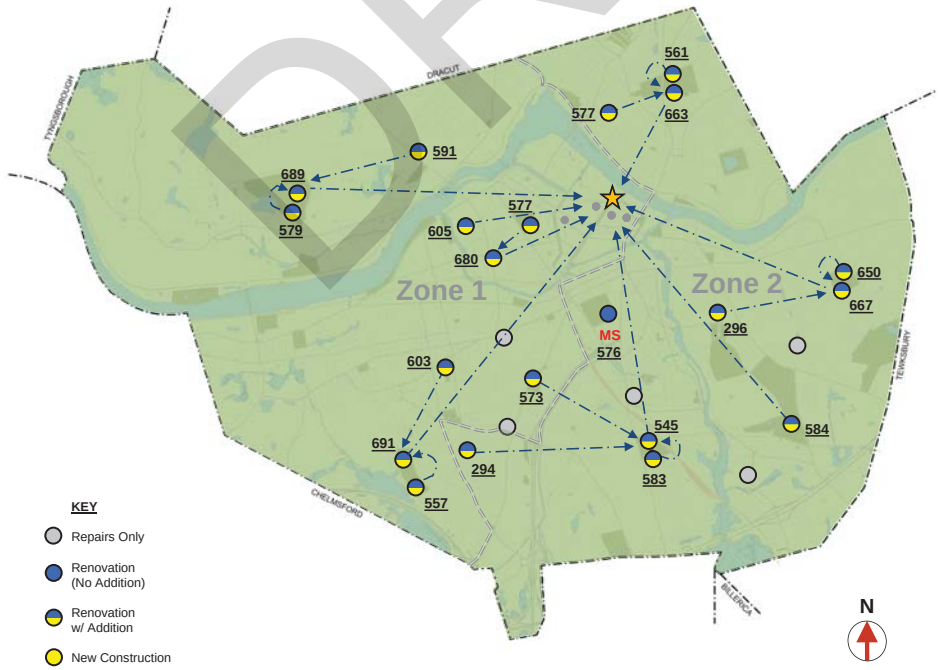
In developing the masterplan options, a thorough understanding of the needs and constraints throughout the city is essential to making a wise decision on future facilities that will solve the overcrowding situation. As shown in previous pages of this report, available and suitable land is challenging in this urban landscape, and due to the configuration of waterways, bridges and other infrastructure, transporting children to other neighborhoods around the city creates additional issues. The following options take this into account, focusing additions, renovations, new build and reconfiguration solutions to optimize transitions and to provide the most seamless and least costly solutions possible. Note that these solutions do not address the high school facilities, which are addressed separately.

The PK-8 Options are organized along the decision matrix as follows:

- Option 1: Retain existing grade configuration and integrated PK
- Option 2: Retain existing grade configuration with new PK centers
- Option 3: Grade re-configuration with integrated PK
- Option 4: Grade re-configuration with new PK centers

Each diagram that follows shows the student enrollment proposed for that school in the specific option.

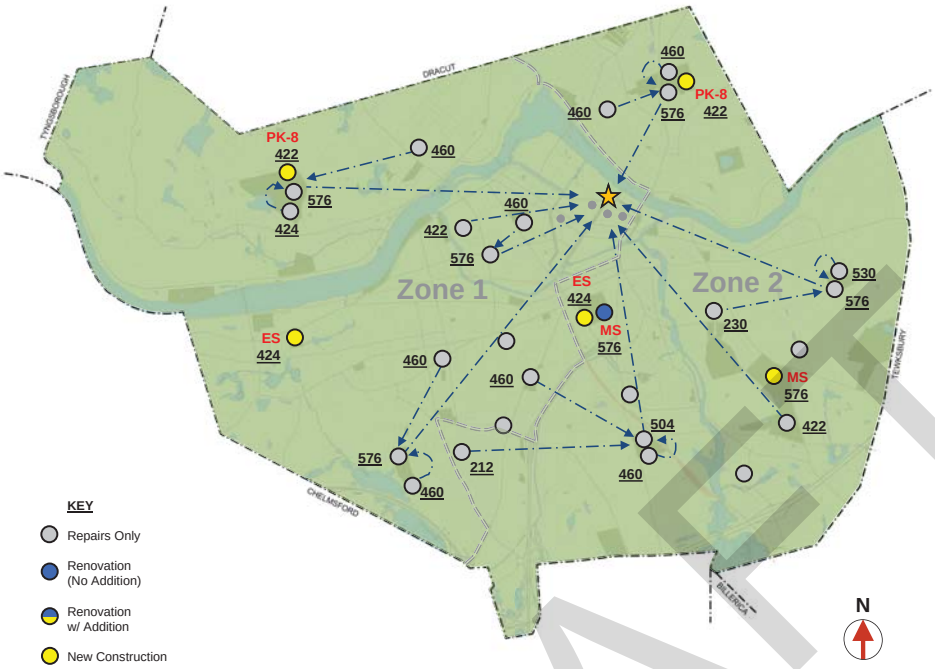
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Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated (PK-4, 5-8)
- Renovate Rogers for M.S.
- Additions and renovations for all (20) PK thru 8 Schools
  - Preferred School size
- Repair (5) Schools
- Limited area for expansion:
  - Urban vs Suburban sites
- Complex Construction Phasing:
  - Duration (many projects)
  - Disruption
  - Minimal swing space

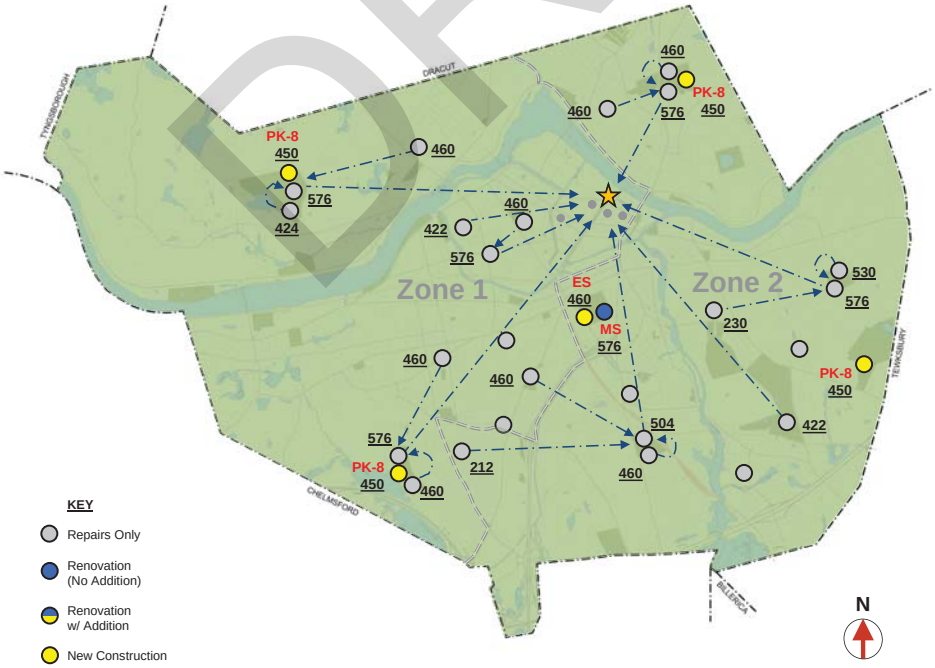
Option 1A: Additions & Renovations to All ES, MS, & K-8 Schools



Option 1B: Add (1) MS, (2) ES, (2) PK-8 Schools

Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Renovate Rogers for M.S.
- Cap enrollment at schools based on LPS preferred class sizes
- Build (5) new schools:
  - Build (1) M.S.
  - Build (2) E.S.
  - Build (2) PK-8 (two-strand)
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

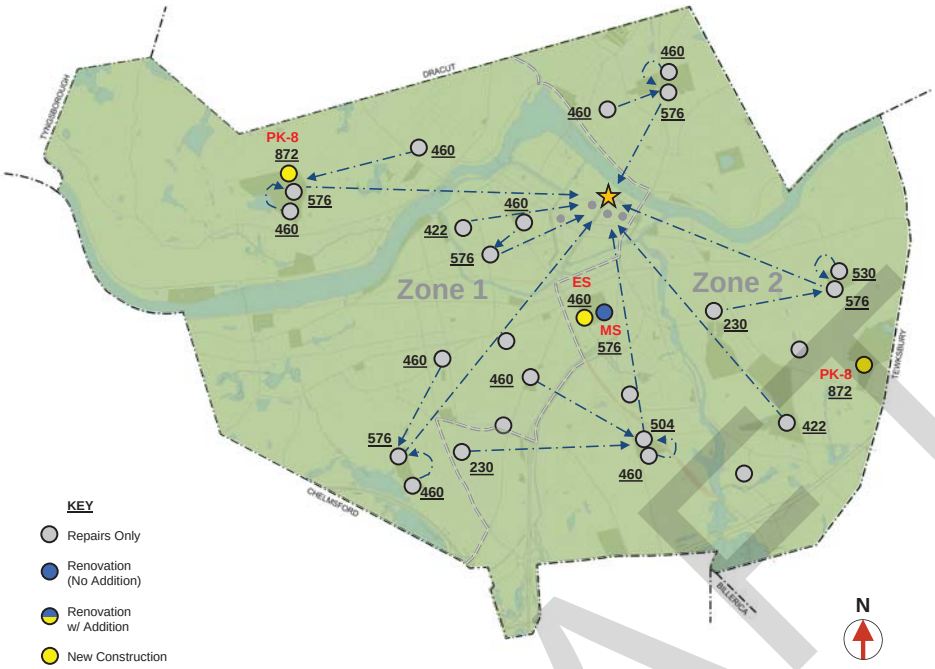


Option 1C: Add (1) ES, (4) PK-8 Two-Strand Schools

Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Renovate Rogers for M.S.
- Cap enrollment at schools based on LPS preferred class sizes
- Build (5) new schools:
  - Build (1) E.S.
  - Build (4) PK-8 (two-strand)
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

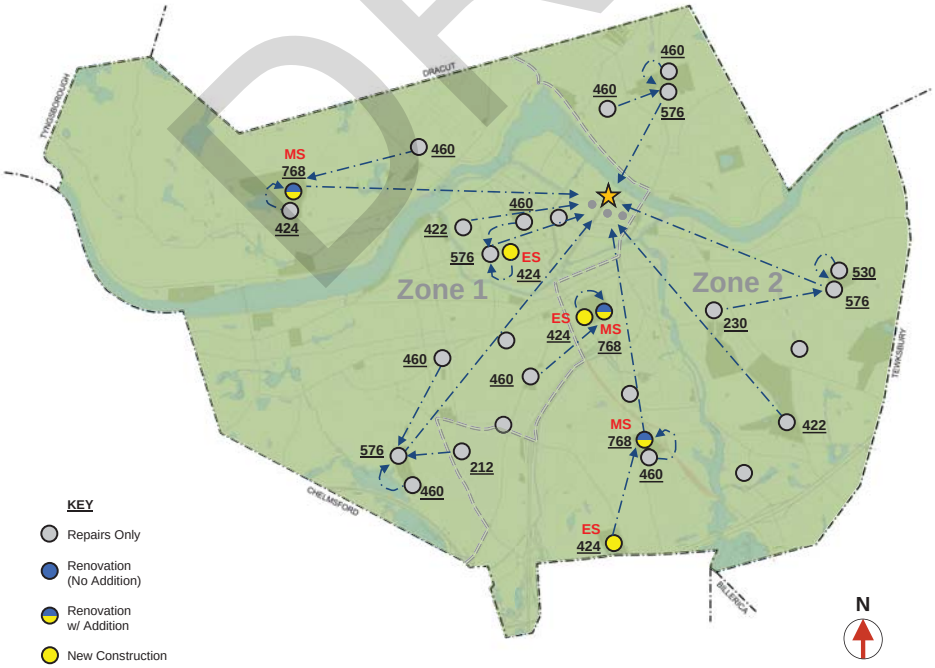
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Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Renovate Rogers for M.S.
- Cap enrollment at schools based on LPS preferred class sizes
- Build (3) new schools:
  - Build (1) E.S.
  - Build (2) PK-8 (four-strand)
- Repair (25) Schools
- Construction Phasing:
  - Shorter Duration
  - Least Disruption

Option 1D: Add (1) ES, (2) PK-8 Four-Strand Schools

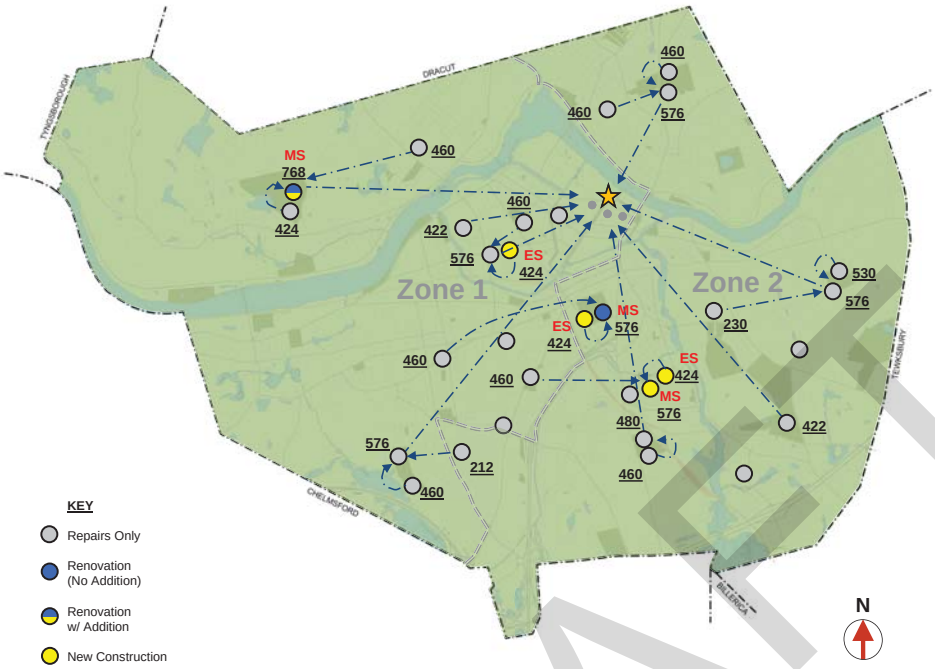


Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Addition / Renovation to Rogers, Wang & Butler M.S.'s to form eight-strand
- Build (3) new schools:
  - Build (3) four-strand E.S.
- Repair (24) Schools
- Construction Phasing:
  - Duration / Disruption

Option 1E: Additions + Renovations to (3) MS, Add (3) New ES

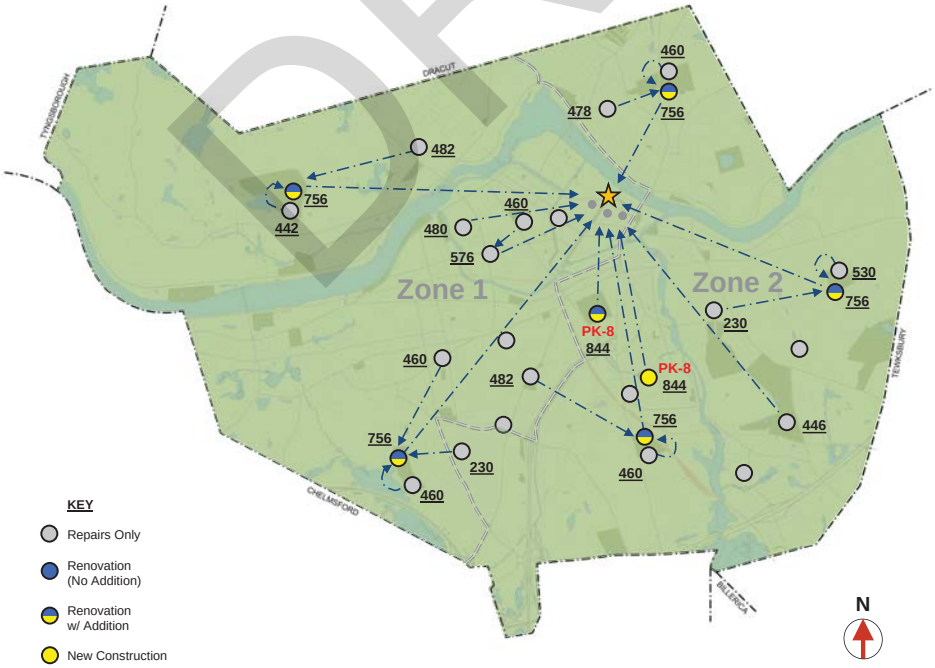
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Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Renovate Rogers M.S.
- Addition / Renovation to Wang M.S. to form eight-strand
- Build (4) new schools:
  - Build (1) eight-strand M.S.
  - Build (3) four-strand E.S.
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 1F: Additions + Renovations to (1) MS, Add (1) New MS & (3) New ES

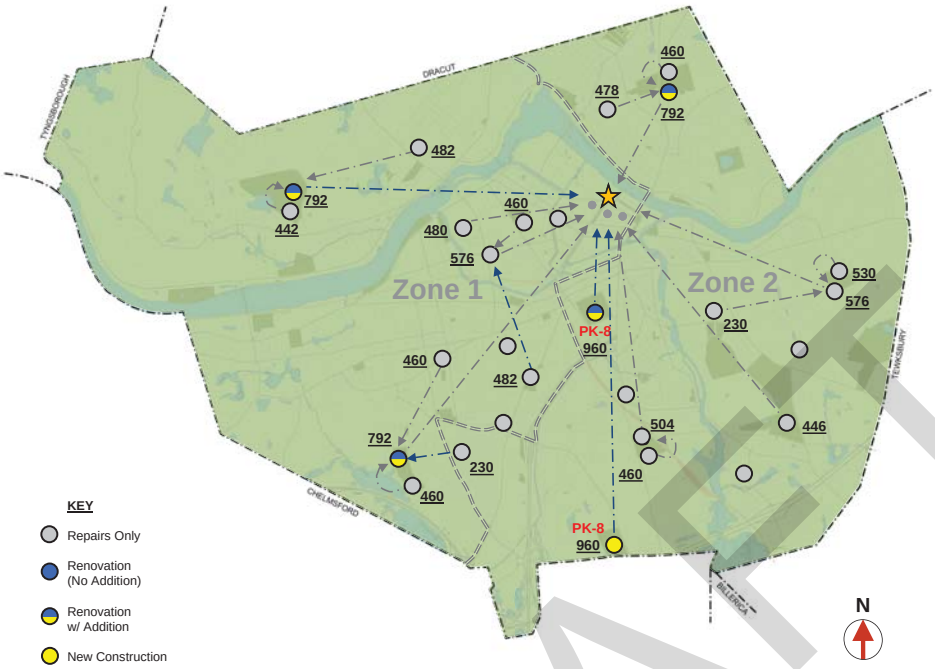


Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Build (1) PK-8
  - Four-strand
  - (36) K-8 CR's, (2) PK CR's
- Addition/ Renovation to (5) M.S.'s
  - Eight-strand
  - (32) 5-8 CR's
  - (1) swing CR at each M.S.
- Addition/ Renovation to Rogers to form PK-8
  - Four-strand
  - (36) K-8 CR's, (2) PK CR's
- Repair (21) schools

Option 1G: Additions + Renovations to (5) M.S.'s & (1) PK-8, Add (1) New PK-8

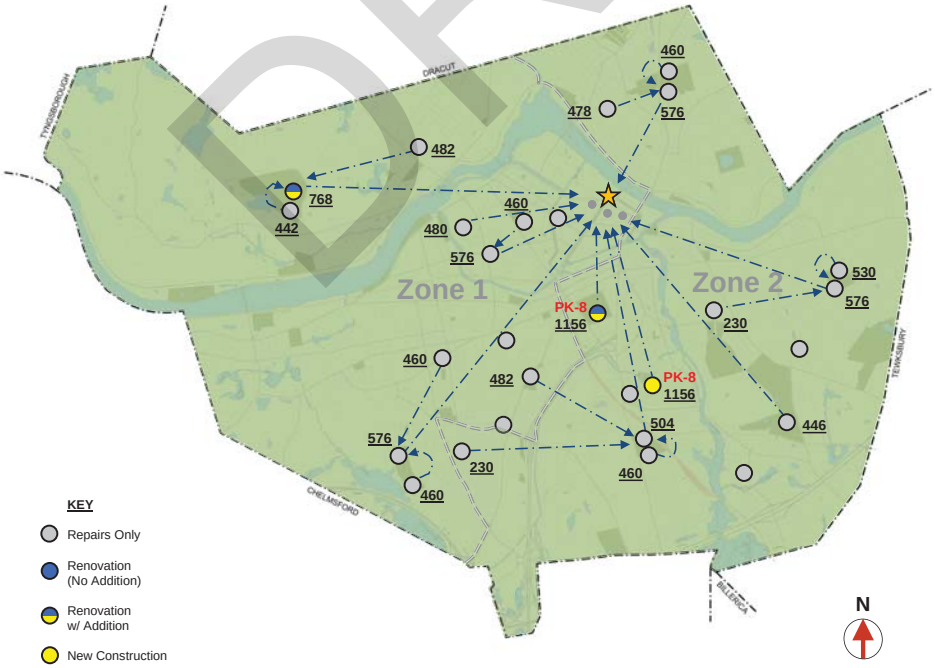
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Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Build (1) PK-8
  - o Four-strand
  - o (36) K-8 CR's, (2) PK CR's
- Addition/ Renovation to (3) M.S.'s
  - o Eight-strand
  - o (32) 5-8 CR's
- Addition/ Renovation to Rogers to form PK-8
  - o Four-strand
  - o (36) K-8 CR's, (2) PK CR's
- Repair (23) schools

Option 1H: Additions + Renovations to (3) M.S.'s, & (1) PK-8, Add (1) New PK-8

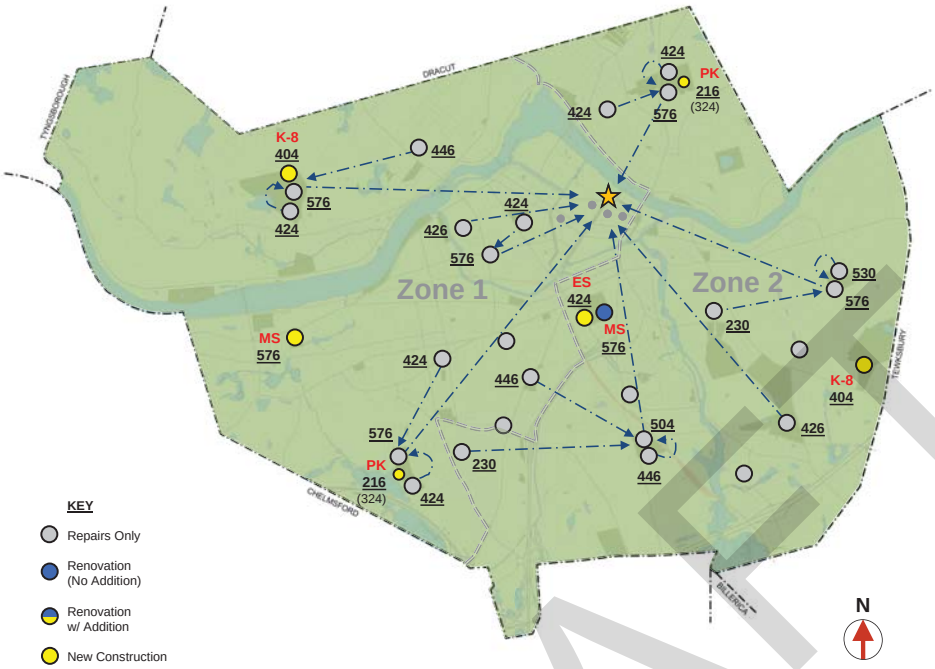


Comments / Considerations:

- Current Grade Configuration w/ Pre-K Integrated
- Build (1) PK-8
  - o Five-strand
  - o (45) K-8 CR's, (2) PK CR's
- Addition/ Renovation to Wang M.S.
  - o Eight-strand
  - o (32) 5-8 CR's
- Addition/ Renovation to Rogers, convert to PK-8
  - o Five-strand
  - o (45) K-8 CR's, (2) PK CR's
- Repair (25) schools

Option 1J: Additions + Renovations to (1) M.S.'s & (1) PK-8, Add (1) New PK-8

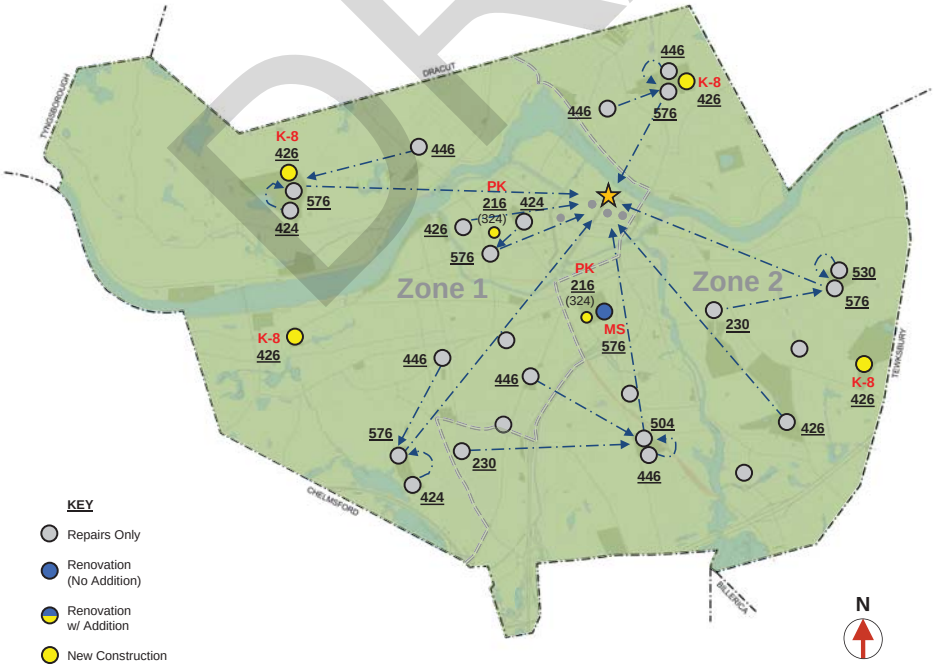
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Comments / Considerations:

- Current Grade Configuration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Cap enrollment at schools based on LPS preferred class sizes
- Build (4) new schools:
  - Build (1) E.S.
  - Build (1) M.S.
  - Build (2) K-8 (two-strand)
- Build (2) new Pre-K Centers
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 2A: Add (1) ES, (1) MS, (2) K-8 Two-Strand Schools, (2) PK's

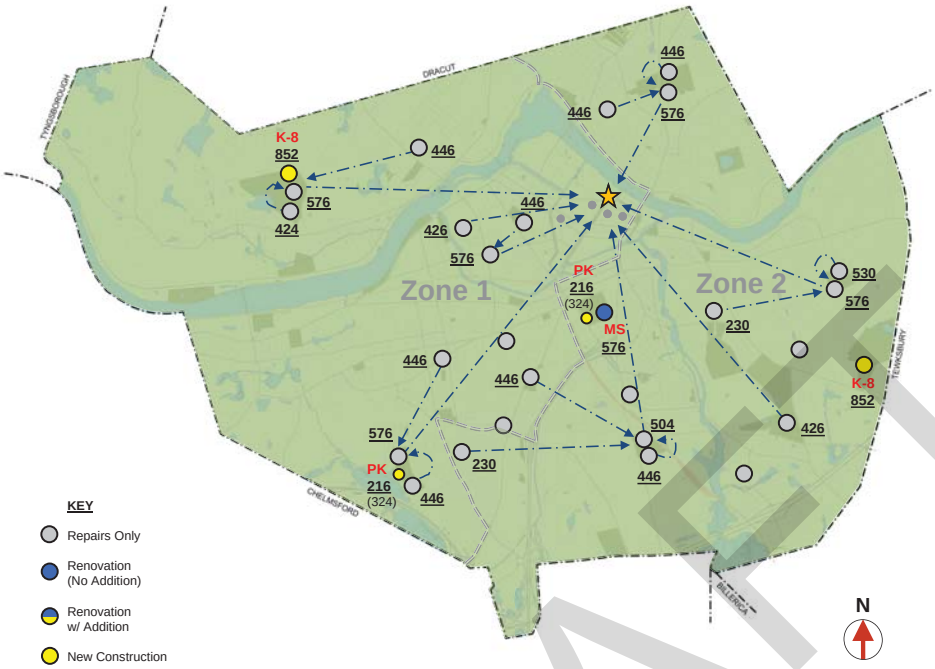


Comments / Considerations:

- Current Grade Configuration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Cap enrollment at schools based on LPS preferred class sizes
- Build (4) new schools:
  - Build (4) K-8 (two-strand)
- Build (2) new Pre-K Centers
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 2B: Add (4) K-8 Two-Strand Schools, (2) PK's

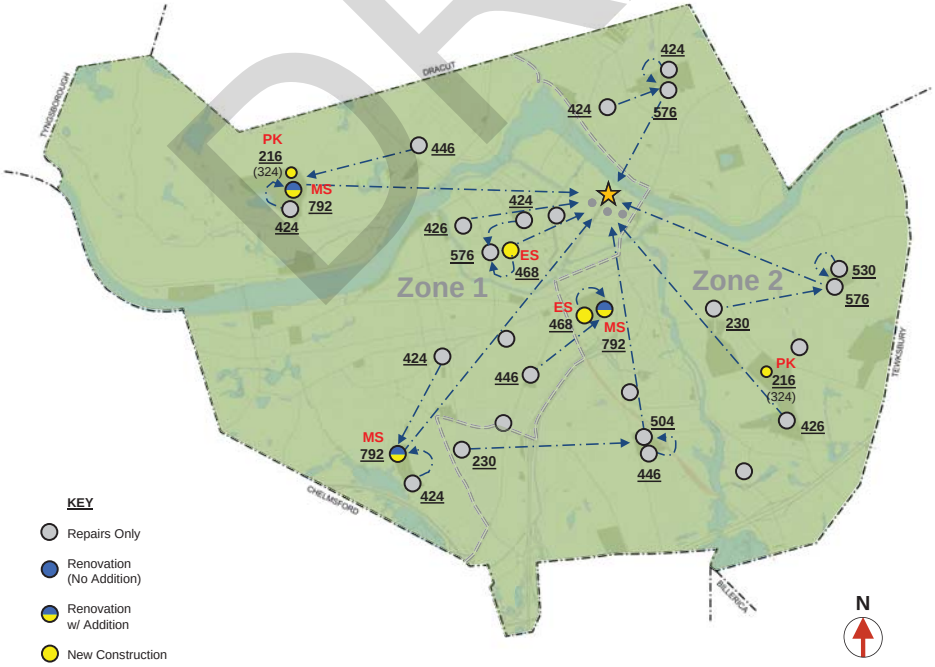
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Comments / Considerations:

- Current Grade Configuration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Cap enrollment at schools based on LPS preferred class sizes
- Build (2) new schools:
  - Build (2) K-8 (four-strand)
- Build (2) new Pre-K Centers
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 2C: Add (2) K-8 Four-Strand Schools, (2) PK's

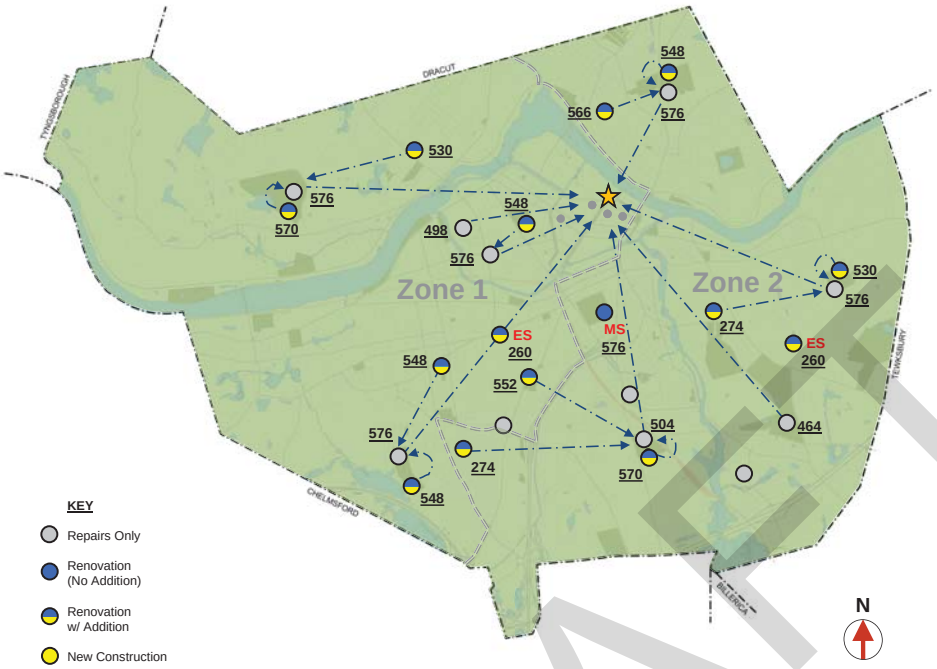


Comments / Considerations:

- Current Grade Configuration w/ Pre-K Centers
- Addition/ Renovation to Wang, Rogers & Daley M.S.'s to form eight-strand
- Build (2) new schools:
  - (2) four-strand E.S.
- Build (2) new Pre-K Centers
- Repair (24) Schools
- Construction Phasing:
  - Duration / Disruption

Option 2D: Additions + Renovations to (3) MS, Add (2) New ES & (2) New PK's

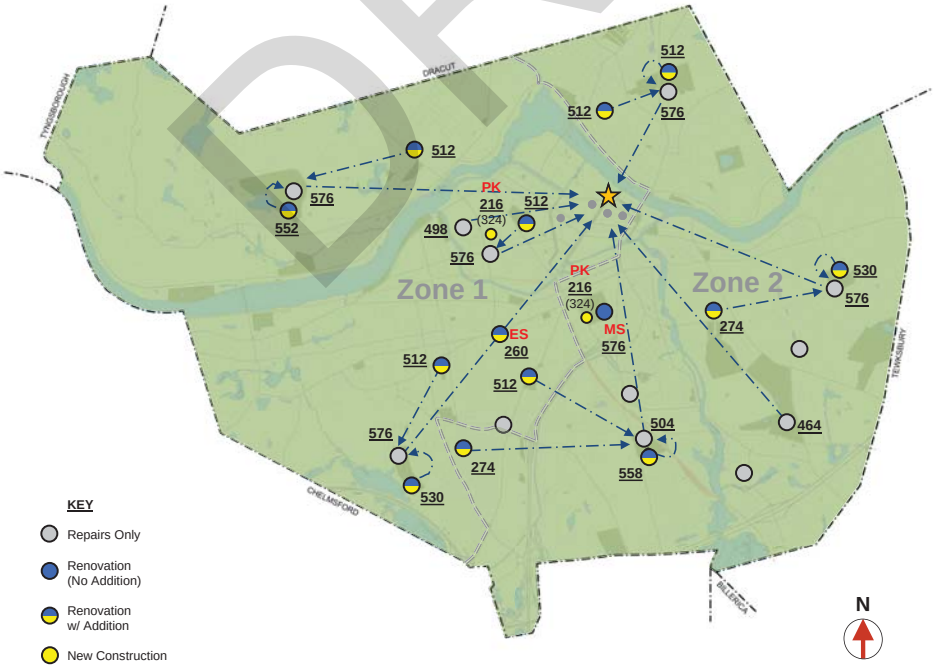
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Comments / Considerations:

- Grade Reconfiguration w/ Pre-K Integrated
- Renovate Rogers for M.S.
- Renovations and Additions to all E.S.'s for 5th Grade
  - Parity at Washington & Moody E.S.'s
- Renovations and Additions to Molloy and LeBlanc
  - Relocate existing programs
- Repair (11) Schools
- Construction Phasing:
  - Duration / Disruption
  - Swing space

Option 3: Additions & Renovations to All ES's & (2) Alt/Day Schools

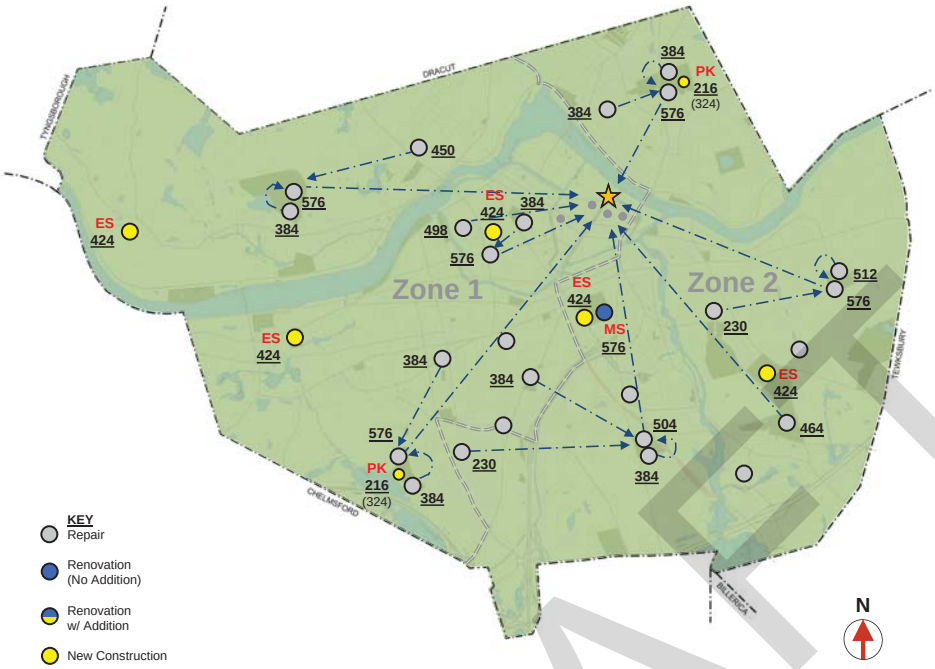


Comments / Considerations:

- Grade Reconfiguration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Renovations and Additions to all E.S.'s for 5th Grade
  - Parity at Washington & Moody E.S.'s
- Renovations and Additions to Molloy
  - Relocate existing program
- Build (2) new Pre-K Centers
- Repair (12) Schools
- Construction Phasing:
  - Duration / Disruption
  - Swing space

Option 4A: Additions & Renovations to All ES's & (1) Alt Schools, (2) PK's

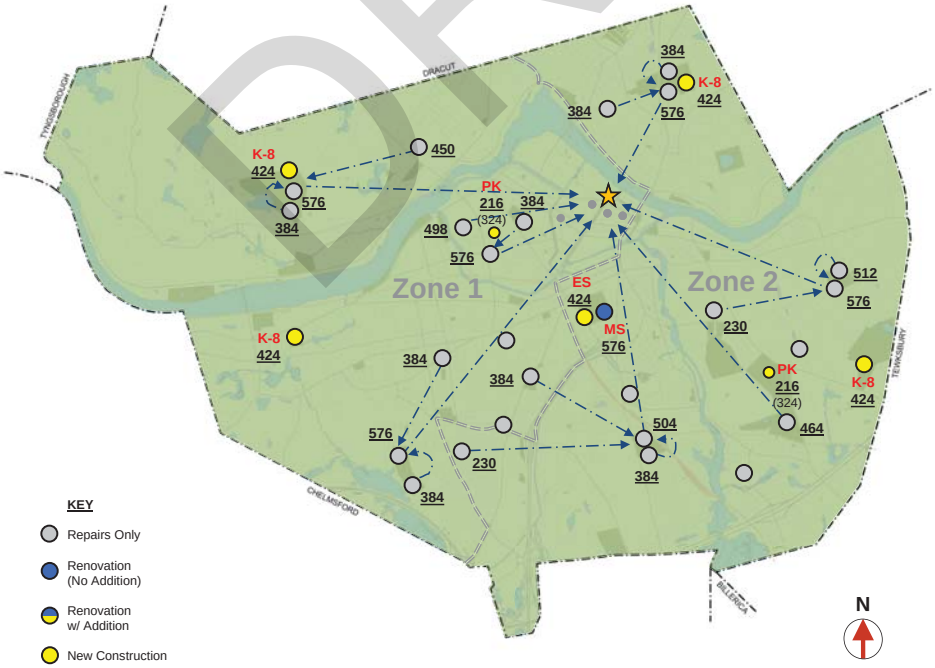
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Comments / Considerations:

- Grade Reconfiguration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Reduce the four and three -strand E.S.'s by one strand
  - Additional program space
- Cap enrollment at schools based on LPS preferred class sizes
- Build (5) new schools:
  - Build (5) E.S.'s
- Build (2) new Pre-K Centers
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 4B: Add (5) ES & (2) PK's

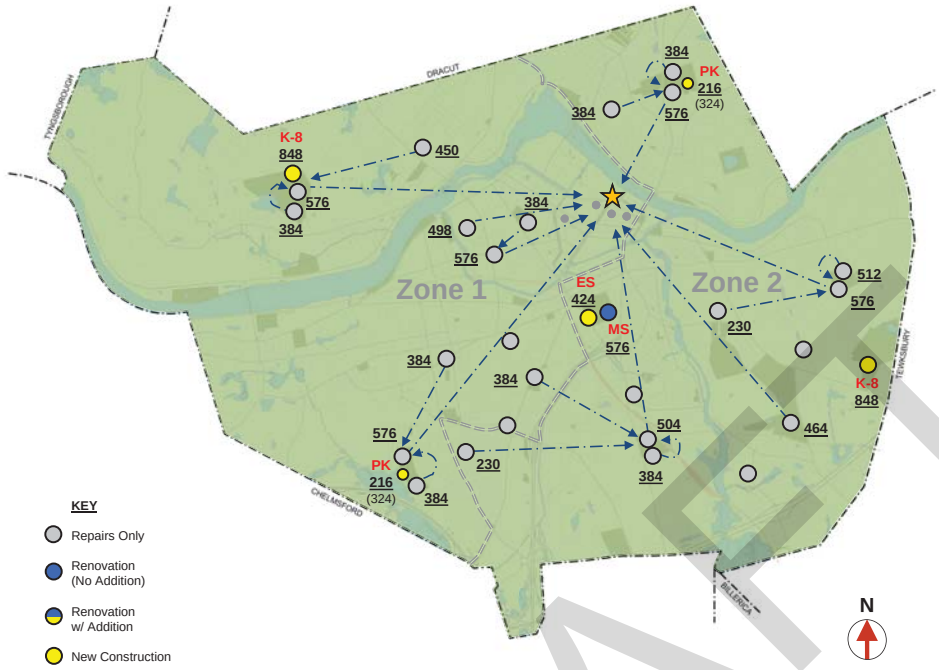


Comments / Considerations:

- Grade Reconfiguration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Reduce the four and three -strand E.S.'s by one strand
  - Additional program space
- Cap enrollment at schools based on LPS preferred class sizes
- Build (5) new schools:
  - Build (1) E.S.'s
  - Build (4) K-8 (two-strand)
- Build (2) new Pre-K Centers
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 4C: Add (1) ES & (4) K-8 Two-Strand Schools, (2) PK's

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Comments / Considerations:

- Grade Reconfiguration w/ Pre-K Centers
- Renovate Rogers for M.S.
- Reduce the four and three -strand E.S.'s by one strand
  - Additional program space
- Cap enrollment at schools based on LPS preferred class sizes
- Build (3) new schools:
  - Build (1) E.S.'s
  - Build (2) K-8 (four-strand)
- Build (2) new Pre-K Centers
- Repair (25) Schools
- Construction Phasing:
  - Duration / Disruption

Option 4D: Add (1) ES & (2) K-8 Four-Strand Schools, (2) PK's

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Lowell High School Preliminary Alternatives

The future of the Lowell High School has been debated for decades throughout the city. There are supporters of reusing the existing facility that speak to tradition, school pride, educational and athletic unity, educational connections with local universities and the urban environment, and urban planning considerations. And there are just as many supporters of the idea of building a new, state-of-the-art facility with athletic fields, parking and students remaining on campus throughout the day. New ideas posed in these forums included: locating the student population in two separate but equal facilities while maintaining one facility central to the entire city; developing two separate but equal "houses" on one site while sharing the same core facilities; and designing a new state-of-the-art facility central to the entire city, but maintaining the athletic fields off site. Twelve different alternatives and their respective locations were discussed and are shown in the next pages.

The High School Alternative Options are organized along the decision matrix as follows:

- Option 1: One 3,900 student school on the existing site
- Option 2: One 3,900 student school on a new site
- Option 3: One 1,950 student school on the existing site and paired with a second school
- Option 4: One 1,950 student school on a new site and paired with a second school

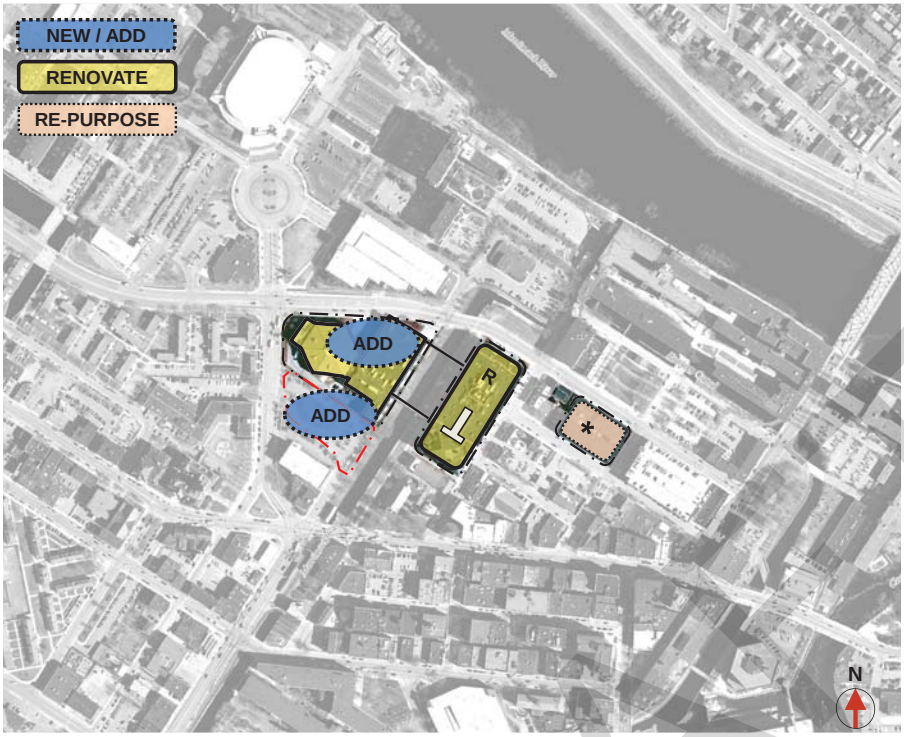
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1 School - Renovation

- Upgrade MEP and Building Systems
- Newly Renovated Science Department
- Expand Media Center and 21st Century Common/ Core Spaces
- Full Renovation of Existing Locker/ Toilet/ Shower Rooms
- Miscellaneous and Targeted Renovations
- Multiple Phases over extended period of time = Disruption

Option1A: One School - Major Repair / Minor Renovation (1B: Full Renovation)



1 School – Renovation / Addition

- Addition over Existing 1980 Building **or** on Adjacent Property
- Renovate Existing Similar to Reno Approach
- New STEM in Addition
- Freshman in 1890 wing
- Possibly Re-purpose Freshman Academy Building
- Multiple Phases over extended period of time = Disruption

Option 1C: One School - Add / Reno / Repurpose Freshman Academy Building

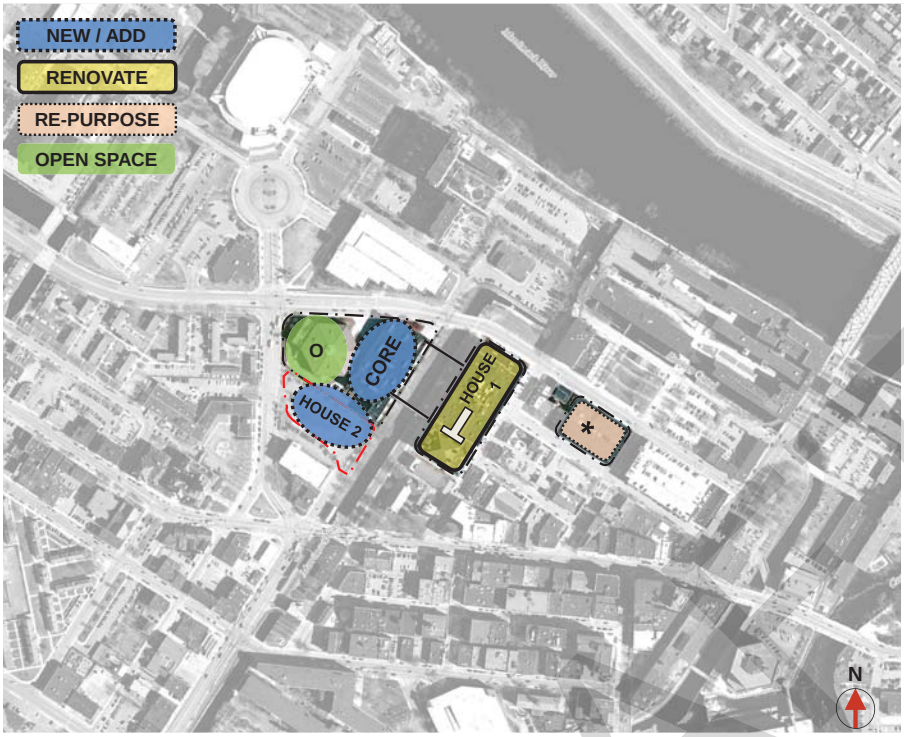


1 School – Lowell Downtown Evolution Plan (LDEP)

- Acquire Adjacent Land
- New STEM and 21st century Core/ Common spaces in Addition
- Renovate 1890/1922 and FA Buildings
- Open space for PE
- Increases Campus Sprawl
- Creates Urban Edge
- Multiple Phases over extended period of time = Disruption
- Consider MSBA guidelines for SF

Option 1D: One School - Lowell Downtown Evolution Plan (LDEP)

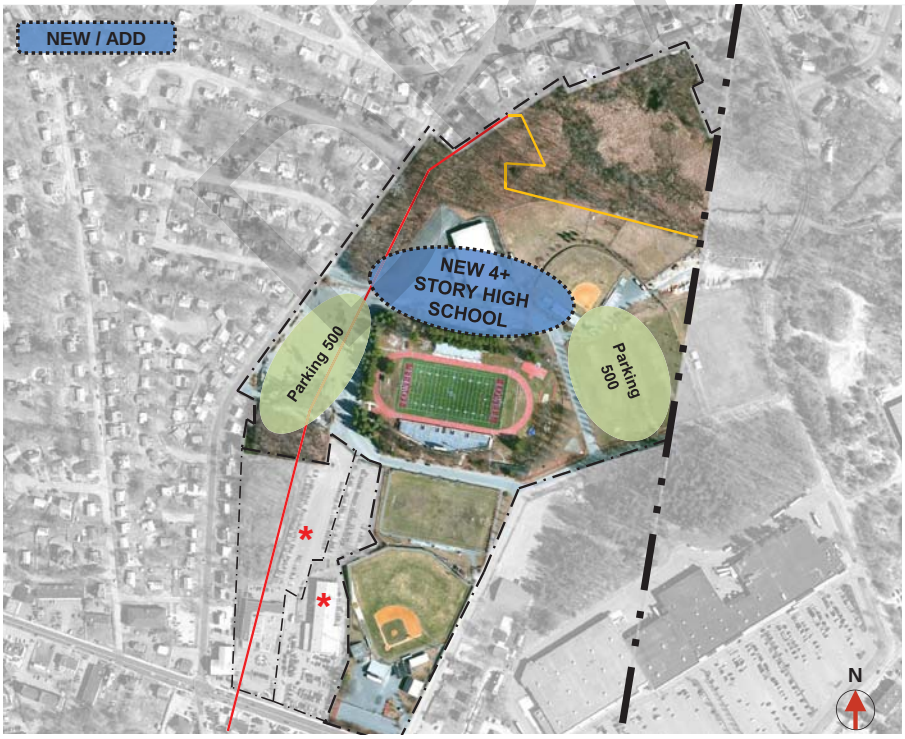
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Option 1E: One School - LDEP Alternative Design Concept

1 School – LDEP Alternative

- Acquire Adjacent Land
- Construct New Academic Wing
- Demo Classroom Wing of 1980
- Construct new Café, Gym, Core/ Common & STEM/STEAM
- Demo Fieldhouse
- Renovate 1890/1922 Building with Freshman wing
- Possibly Re-purpose Freshman Academy
- Open Land for PE/ Athletics
- Possibility of Rooftop PE/ Athletics
- Could organize as 2 similar Houses
- Multiple Phases over extended period of time = Disruption



Option 2A: One New School - Cawley Site

1 School – Cawley Site

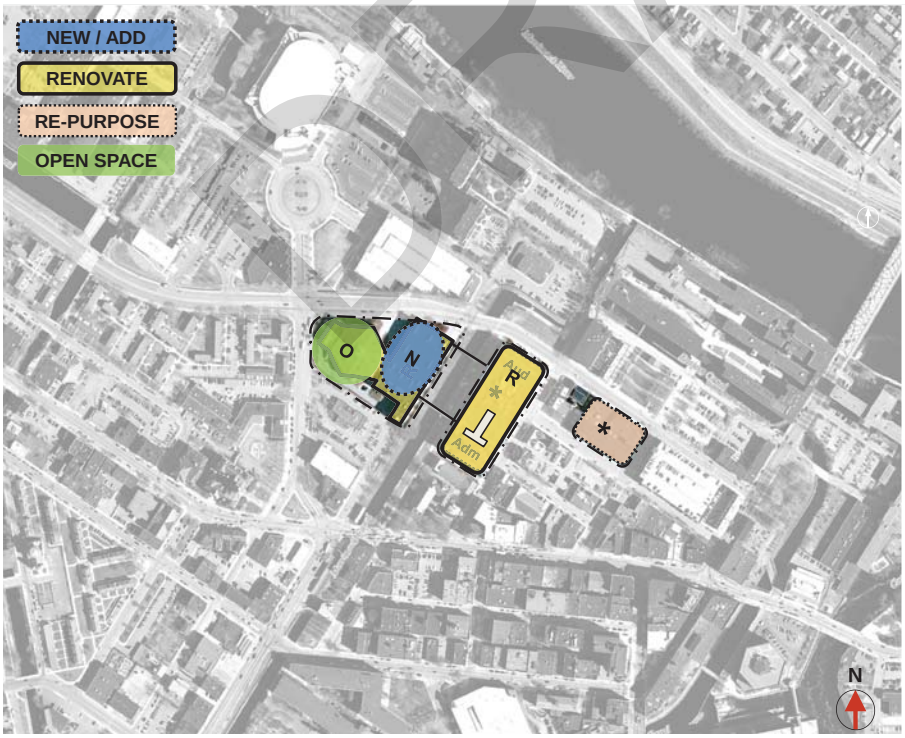
- New Multi-story High School
- Consider solar orientation when siting
- Remote Location w/ Limited Site Access
- Site Constraints from Wetlands and adjacent businesses
- Impact on the Existing Stadium and/or Ice Rink
- Good Adjacency to PE/Athletic Fields
- Minimal Disruption during construction



1 School – South Common Site

- New Multi-story High School
- Consider solar orientation when siting
- Central and easy city and site access for all of Lowell
- Close to existing garages, transportation and YMCA
- New surface or underground parking if needed
- Open Space for PE or some Athletics
- Consider demolition of Existing Rogers School to maximize Park
- Minimal Disruption but impact on existing park during construction

Option 2B: One New School - South Common Park



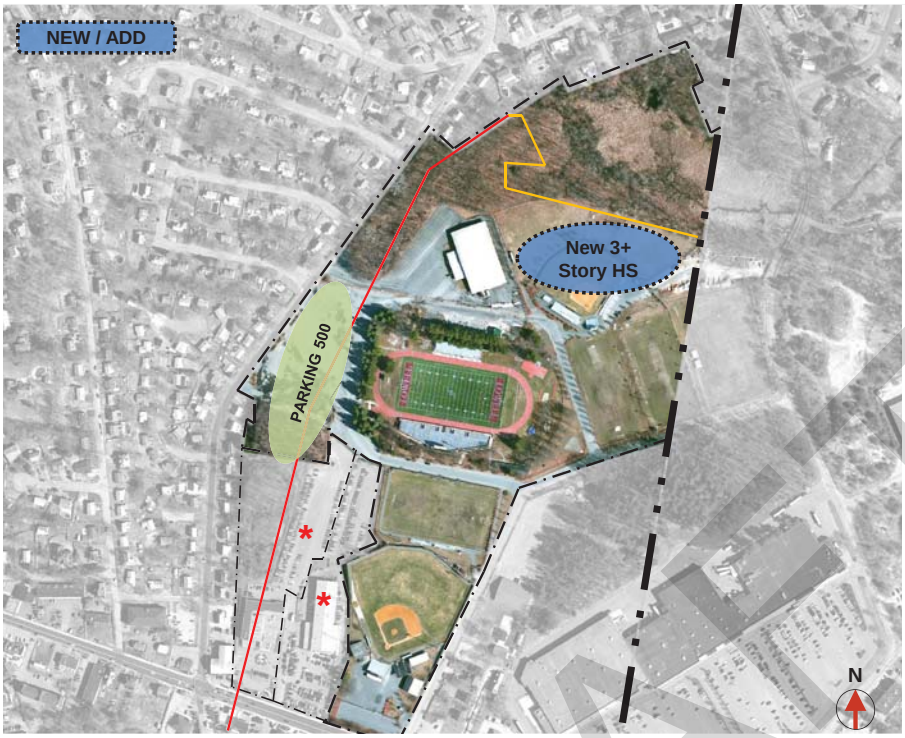
1/2 School – Existing Site

- Build New Café/Gym on Existing 1980's Footprint
- Renovate existing 1922 and bring freshman to rear wing
- Demolish Existing Fieldhouse
- Repurpose FA building
- Utilize open space for PE/Athletics

Or

- Renovate 1980's & Field House
- Retain use of Auditorium in 1922
- Repurpose FA and 1890/1922 buildings for District Administration, etc.
- Consider land acquisition for open PE space

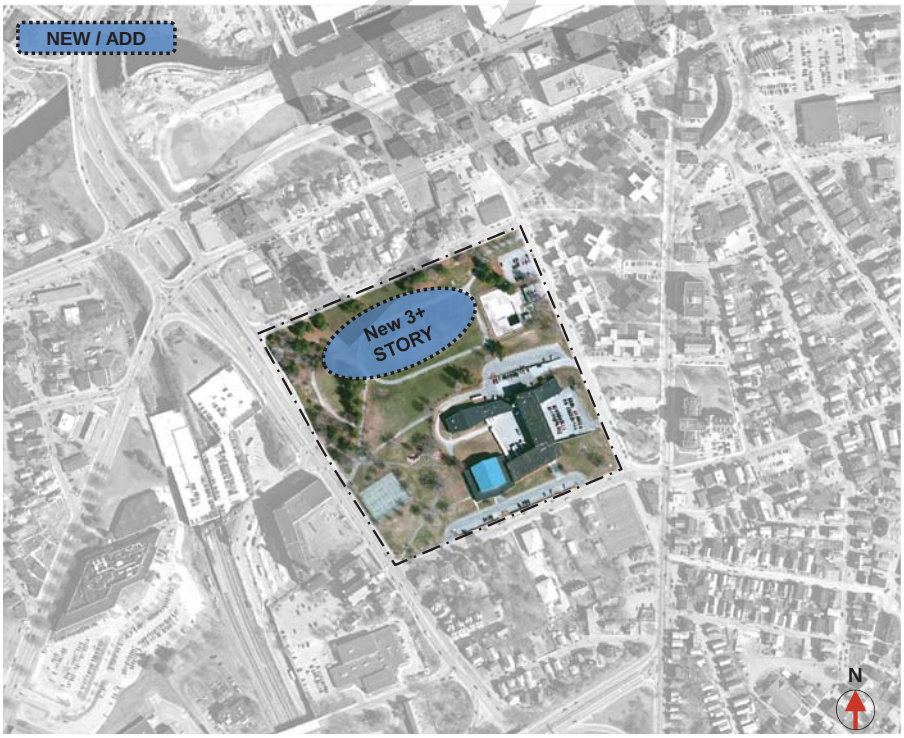
Option 3: Two Schools / Two Sites - Addition/ Renovation at Existing Site



1/2 School – Cawley Site

- New smaller Multi-story High School
- Consider solar orientation when siting
- Remote Location w/ Limited Site Access
- Site Constraints from Wetlands and adjacent businesses
- No impact on the Existing Stadium and/or Ice Rink
- Good Adjacency to PE/Athletic Fields
- Minimal Disruption during construction

Option 4A: Two Schools / Two Sites - New School at Cawley Site



1/2 School – South Common Site

- New smaller Multi-story High School
- Consider solar orientation when siting
- Central and easy city and site access for all of Lowell
- Close to existing garages, transportation and YMCA
- New surface or underground parking if needed
- Open Space for PE or some Athletics
- Potential to Re-use Rogers School for E or M
- Minimal Disruption but impact on existing park during construction

Option 4B: Two Schools / Two Sites - New School at South Common Park

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1/2 School – LeBlanc Park

- New smaller Multi-story High School
- Consider solar orientation when siting
- Remote Location w/ Limited Site Access
- Site Constraints from Wetlands and other school uses limits land to a smaller urban school
- Consider below grade parking to allow for fields
- Minimal Disruption at E/M fields during construction

Option 4C: Two Schools / Two Sites - New School at LeBlanc Park



1/2 School – Prince Site

- New smaller Multi-story High School
- Consider solar orientation when siting
- Central city and site access for all of Lowell
- Commercial/ Industrial Zoning may have other uses
- Site Constraints from Wetlands limits land to a smaller urban school
- No Disruption during construction

Option 4D: Two Schools / Two Sites - New School at Prince Site

Cost / Value Options Analysis

The following two pages compare the previous solutions with their associated order of magnitude budget as well as how well they meet the owner's goals and values, as defined earlier in the process. These values include:

- 21st century educational spaces and MSBA program requirements
- Sustainability and Energy Efficiency
- Minimal Phasing and Disruption
- Expandability
- Minimal Project Cost
- Site Location and Availability

In the PK-8 solutions, Lowell was most interested in Options 1D, 1G and 1H, but in the final vote, Option 1H was approved.

For the High School solutions, a combination of Option 1D/1E was approved.

More information on these approved solutions will be shown in the next section of this report.

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LPS Master Planning Cost / Value Options (excluding High School)

Key	Notes
+ Positive	• Dollar values are shown in millions (M).
o Neutral	• Costs do not include escalation or land acquisition.
- Negative	• Options include Alt, Day, & AEC school repair const. costs of approx. $18.7 M.

		New		Addition		Renovation		Repair		Total		Values						
		# of Buildings	Construction Cost	# of Buildings	Construction Cost	# of Buildings	Construction Cost	# of Buildings	Construction Cost	# of Buildings	Construction Cost	Project Cost (1.25 Multiplier)	21st C. Educ. Spaces/ MSBA Prog Reqs	Sustainability / Energy Efficiency	Minimal Phasing / Disruption	Expandability	Minimal Project Cost	Site Location & Availability
Existing Grade Configuration (K-4, 5-8)	PK Integrated																	
	Option 1A Additions & Renos to All ES, MS, & K-8 schools			20	$86.2M	21	$179.7M	6	$18.0M	27	$312.0M	**$390.0M**	+	-	-	-	-	-
	Option 1B Add (1) MS, (2) ES, (2) PK-8 schools	5	$134.7M			1	$12.1M	26	$103.6M	32	$250.4M	**$313.0M**	0	0	0	0	0	-
	Option 1C Add (3) ES, (1) PK-8 two-strand schools	5	$132.9M			1	$12.1M	26	$103.6M	32	$248.6M	**$310.8M**	0	0	0	0	0	-
	Option 1D Add (1) ES, (2) PK-8 four-strand schools	3	$107.8M			1	$12.1M	26	$103.6M	30	$223.5M	**$279.4M**	0	+	+	+	+	o
	Option 1E Additions & Renos to (3) MS, Add (3) ES	3	$68.4M	3	$9.9M	3	$45.0M	24	$97.5M	30	$220.8M	**$276.0M**	0	0	0	0	+	-
	Option 1F Additions & Renos to (1) MS, Add (1) MS, (3) ES	4	$102.5M	1	$3.3M	2	$13.9M	25	$100.8M	31	$220.6M	**$275.8M**	0	0	0	0	+	-
	Option 1G Additions & Renos to (5) MS + (1) PK-8, Add (1) PK-8	1	$34.3M	6	$33.1M	6	$74.0M	21	$73.3M	28	$228.2M	**$289.5M**	0	+	+	+	+	o
	Option 1H Additions & Renos to (3) MS + (1) PK-8, Add (1) PK-8	1	$37.7M	4	$27.1M	4	$66.0M	23	$84.4M	28	$215.8M	**$270.0M**	0	+	+	+	+	+
	Option 1J Additions & Renos to (1) MS + (1) PK-8, Add (1) PK-8	1	$45.1M	2	$31.5M	2	$30.7M	25	$98.9M	28	$207.4M	**$259.3M**	-	+	+	+	+	o
	Separate PK Centers																	
	Option 2A Add (1) ES, (1) MS, (2) K-8 two-strand schools, (2) PK's	6	$137.2M			1	$12.1M	26	$103.6M	33	$252.9M	**$316.1M**	-	-	0	-	0	-
	Option 2B Add (4) two-strand schools K-8, (2) PK's	6	$136.0M			1	$12.1M	26	$103.6M	31	$251.7M	**$314.6M**	0	0	0	0	0	-
	Option 2C Add (2) four-strand schools K-8, (2) PK's	4	$113.9M			1	$12.1M	26	$103.6M	31	$229.6M	**$287.0M**	0	+	+	+	+	o
	Option 2D Additions & Renos to (3) MS, Add (2) ES, (2) PK's	4	$74.0M	3	$9.0M	3	$45.3M	24	$73.3M	31	$218.5M	**$277.3M**	0	+	+	+	+	-
Grade Reconfiguration (K-5, 6-8)	PK Int. Centers																	
	Option 3 Additions & Renos to All ES's & (2) Alt/Day schools			14	$83.2M	15	$97.4M	12	$44.7M	27	$247.5M	**$309.4M**	-	-	-	-	0	-
	Separate PK Centers																	
	Option 4A Additions & Renos to All ES's & (1) Alt school, (2) PK's	2	$29.1M	13	$58.5M	14	$94.2M	13	$47.4M	29	$248.9M	**$311.1M**	-	-	-	-	0	-
	Option 4B Add (5) ES & (2) PK's	7	$139.3M			1	$12.1M	26	$103.6M	35	$255.0M	**$318.8M**	+	0	0	0	0	-
	Option 4C Add (1) ES & (4) two-strand K-8, (2) PK's	7	$158.8M			1	$12.1M	26	$103.6M	34	$274.5M	**$343.1M**	0	0	0	0	-	-
	Option 4D Add (1) ES & (2) four-strand K-8, (2) PK's	5	$136.7M			1	$12.1M	26	$103.6M	32	$252.4M	**$315.5M**	0	+	0	+	0	0

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Lowell High School Master Planning Cost / Value Options

		GSF	New		Addition		Renovation		Repair		Total		Values						
		Total GSF	# of Buildings	Cost	# of Buildings	Cost	# of Buildings	Cost	# of Buildings	Cost	# of Buildings	Construction Cost	Project Cost	21st C. Educ. Spaces/ MSBA Program Reqs	Sustainability / Energy Efficiency	Minimal Phasing / Disruption	Expandability	Minimal Project Cost	Site Location & Availability
Key																			
+	Positive																		
O	Neutral																		
-	Negative																		
One 3900 Student School	Existing Site	**Option 1A** 1 School - Major Repair/Minor Renovation	630,000					1 $29.6M	2 $48.9M	3	$78.5M	**$98.1M**	-	-	-	-	+	+
		Option 1B 1 School - Full Renovation	630,000					3 $121.6M		3	$121.6M	**$152.0M**	-	-	-	-	+	+
		Option 1C 1 School - Renovation/Addition - w/o Freshman Academy Building	650,000			1 $46.1M		1 $103.7M		2	$149.8M	**$187.3M**	O	O	-	-	+	+
		Option 1D 1 School - Lowell Downtown Evolution Plan (LDEP)	650,000			1 $134.1M		1 62.2M		2	$196.3M	**$245.4M**	+	O	-	-	O	+
		Option 1E 1 School - LDEP Alternative Design Concept	650,000			1 $134.1M		1 62.2M		2	$196.3M	**$245.4M**	+	O	-	-	O	+
	New Site	**Option 2A** New 1 School - Cawley Site	650,000	1 $232.4M						1	$232.4M	**$290.5M**	+	+	+	O	-	O
		Option 2B New 1 School - South Common**	650,000	1 $234.1M						1	$234.1M	**$292.6M**	+	+	+	O	-	O
1950 Student Schools (Select Two)	Ex. Site	**Option 3** 1/2 School - Existing Site*	331,000			1 $35.0M		1 $48.6M		2	$83.6M	**$104.5M**	O	O	O	O	O	+
	New Site	**Option 4A** New 1/2 School - Cawley Site	331,000	1 $118.4M						1	$118.4M	**$198.0M**	+	+	+	O	-	O
		Option 4B New 1/2 School - South Common Site	331,000	1 $118.4M						1	$118.4M	**$198.0M**	+	+	+	O	-	O
		Option 4C New 1/2 School - LeBlanc Park Site	331,000	1 $118.4M						1	$118.4M	**$198.0M**	+	+	+	O	-	O
		Option 4D New 1/2 School - Prince Site**	331,000	1 $123.7M						1	$123.7M	**$154.6M**	+	+	+	O	O	-

* Repurpose existing Freshman Academy and 1892 Building.
** Demolish existing building on site.

Notes: - Green Adult Education Center not included in these cost options.
- Dollar values shown in millions (M).
- For new and addition schemes, Gross Square Footage (GSF) is calculated using MSBA avg. grossing factor of 1.45. Additional GSF has been included to account for LHS unique programs in addition to MSBA standard SF per student.
- Costs do not include escalation or land acquisition.

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6 Preferred Master Plan Solution

- Overview
- Parking Space Summary
- Preferred Solution: PK-8 Master Planning
- Preferred Solution: High School
- Suggested Educational Space Summaries

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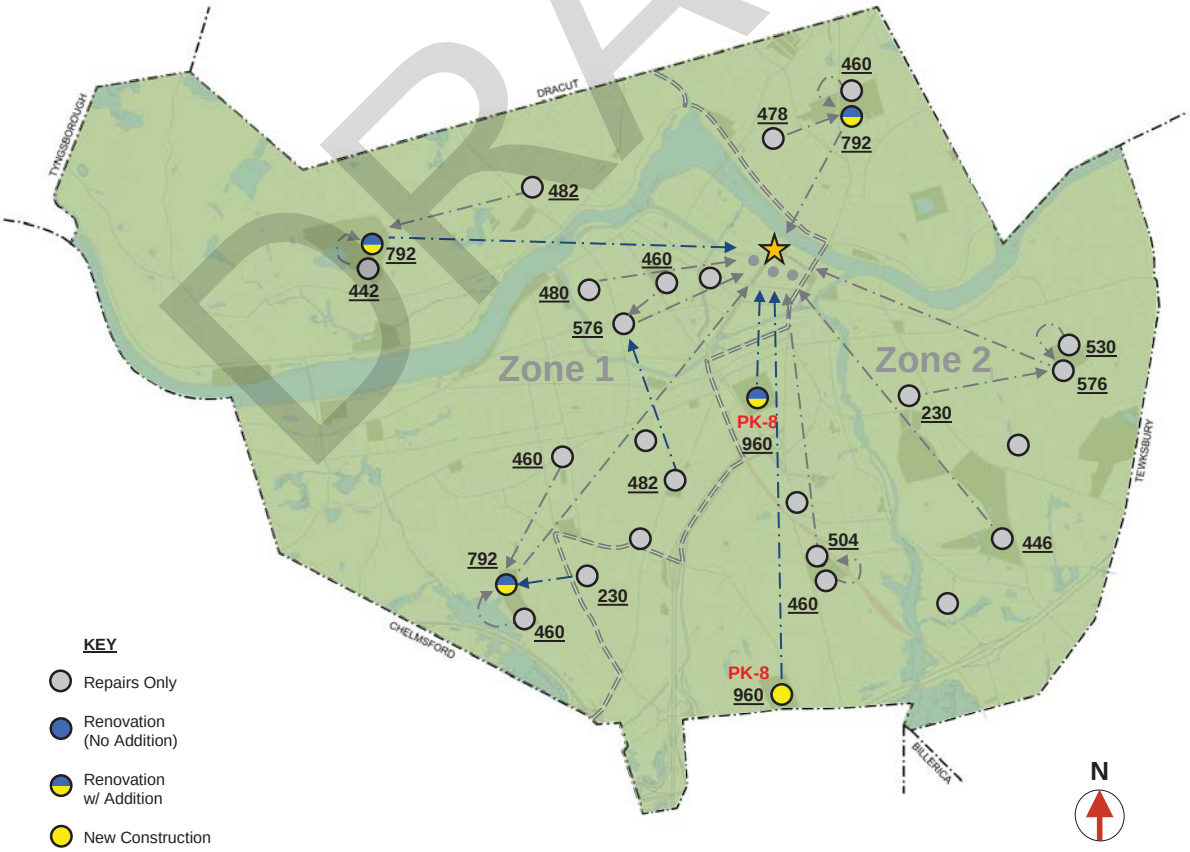
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Overview

On 04 December 2013, the Lowell School Committee approved schemes for the Elementary, Middle and High School portions of the master plan. In summary:

Elementary and Middle School programs - Option 1H:

- Existing grade configuration of K-4 and 5-8
- Pre-Kindergarten integrated
- Additions and renovations to three existing Middle Schools to be eight strand schools (Wang, Daley and Robinson)
- Addition and renovation to Rogers School to form a four strand PK-8 School
- Build a new four strand PK-8 school
- Consider the Carlisle Street property for the new school
- Repair 23 other school facilities
- Affects 28 school facilities in total
- Total Construction Cost is approximately $215.8M, including approximately $18.7M of repair costs at the alternate schools, day schools and the Adult Education Center.
- Total Project Cost is approximately $270M.
- These costs do not include escalation costs or land acquisition.

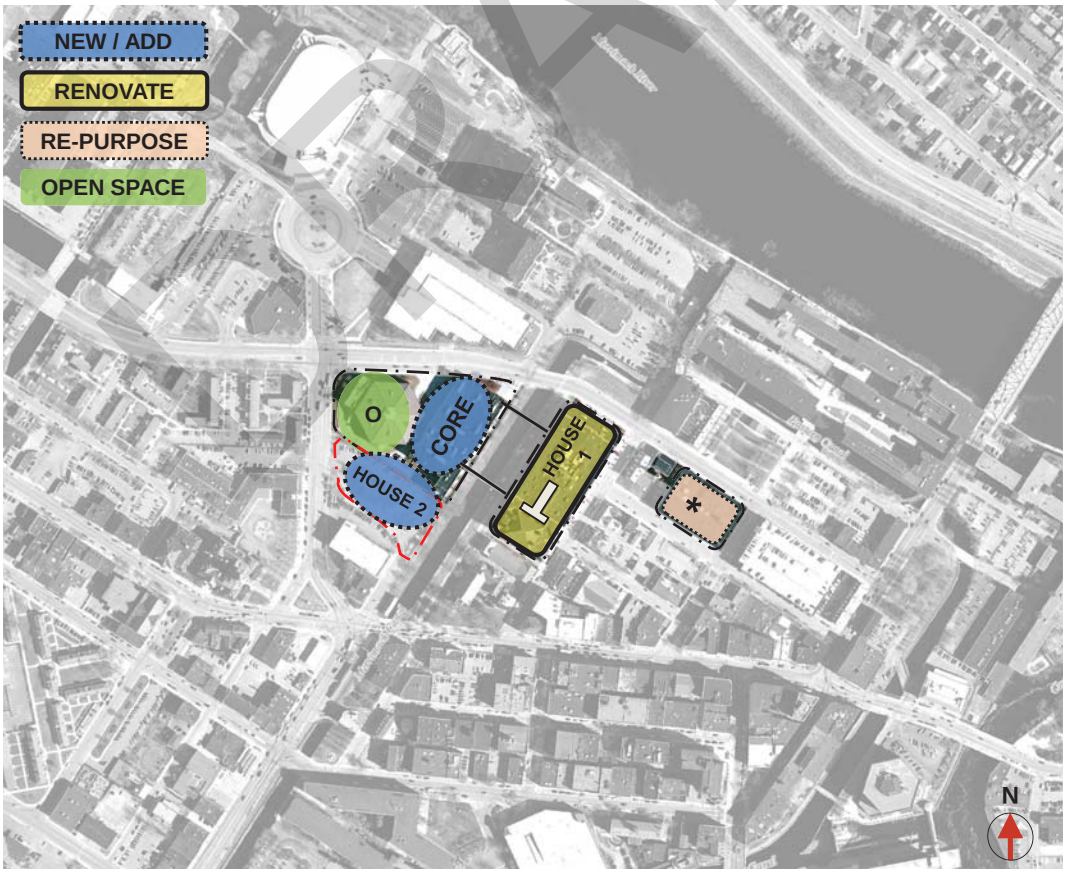


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High School program - Option 1D / E:

- One, 3,900 student school on the existing site
- Land acquisition of the property to the southwest of the 1980's structures
- Phased demolition of the Lord Building and Fieldhouse while constructing new wing
- Phased renovations to Colburn Hall and the Sullivan Building
- Move Freshman Academy into Colburn Hall
- Repurpose the Freshman Academy building
- Consider the models of a STEM focused building, STEAM integrated facilities or two houses with shared core facilities.
- Consider repurposing the Steam Plant building
- Consider the urban planning aspects of the Lowell Downtown Evolution Plan
- Consider outdoor space for PE on new open land or new rooftop.
- Total gross square footage is approximately 650,000.
- Total Construction Cost is approximately $196.3M.
- Total Project Cost is approximately $245.4M.
- These costs do not include escalation costs or land acquisition.

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Parking Space Summary

Below is a Parking Space summary for the existing schools which includes:

- Quantity of staff where information was available
- Quantity of existing, dedicated, lined parking spaces on the school property
- Quantity of parking spaces required per Lowell Zoning and the MAAB
- Quantity of dedicated parking spaces desired by the Owner and how many additional spaces are needed to meet that goal
- Note that the City of Lowell Zoning Bylaws have accomodations for use of off-street, public parking facilities within 1,500 feet of a school entrance, in certain instances, per the High-Rise Commercial District (HRC) exception.

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School	Staff Quantity	Parking Spaces - Existing	Parking Spaces - Required by Zoning and MAAB			Parking Spaces - Owner Desired	Parking Spaces Needed Per Owner Request
			General	Accessible	Total		
Bailey Elementary School	73	36	46	2	48	73	37
Bartlett Community Partnership School	75	42	45	2	47	75	33
Butler Middle School	75	80	60	3	63	75	-5
Daley Middle School	92	70	62	3	65	92	22
Greenhalge Elementary School	80	40	40	2	42	80	40
Lincoln Elementary School	76	40	48	3	51	76	36
Lowell High School	428	NA	-	-	NA	428	NA
McAuliffe Elementary School	66	30	45	2	47	66	36
McAvinnue Elementary School	71	26	46	2	48	71	45
Moody Elementary School	39	40	23	1	24	39	-1
Morey Elementary School	82	81	43	2	45	82	1
Murkland Elementary School	76	45	40	2	42	76	31
Pawtucketville Memorial Elementary School	74	75	42	2	44	74	-1
Pyne Arts Magnet School	71	80	45	2	47	71	-9
Reilly Elementary School	77	70	48	2	50	77	7
Robinson Middle School	89	80	59	3	62	89	9
Shaughnessy Elementary School	77	60	40	2	42	77	17
Stoklosa Middle School	82	110	57	3	60	82	-28
Sullivan Middle School	86	55	56	3	59	86	31
Wang Middle School	85	90	59	3	62	85	-5
Washington Elementary School	41	40	24	2	26	41	1
Rogers School	-	82	90	4	94	94	12
Cardinal O'Connell Alternative School	-	15-20	-	-	-	-	NA
Green School - Adult Ed. Center	-	NA	-	-	NA	-	NA
Laura Lee Theraputic Day School	-	0	-	-	-	-	NA
LeBlanc Theraputic Day School	-	15-20	-	-	-	-	NA
Molloy Alternative School	-	10-20	-	-	-	-	NA
Riverside Alternative School	-	10-20	-	-	-	-	NA

Preferred Solution: PK-8 Master Planning

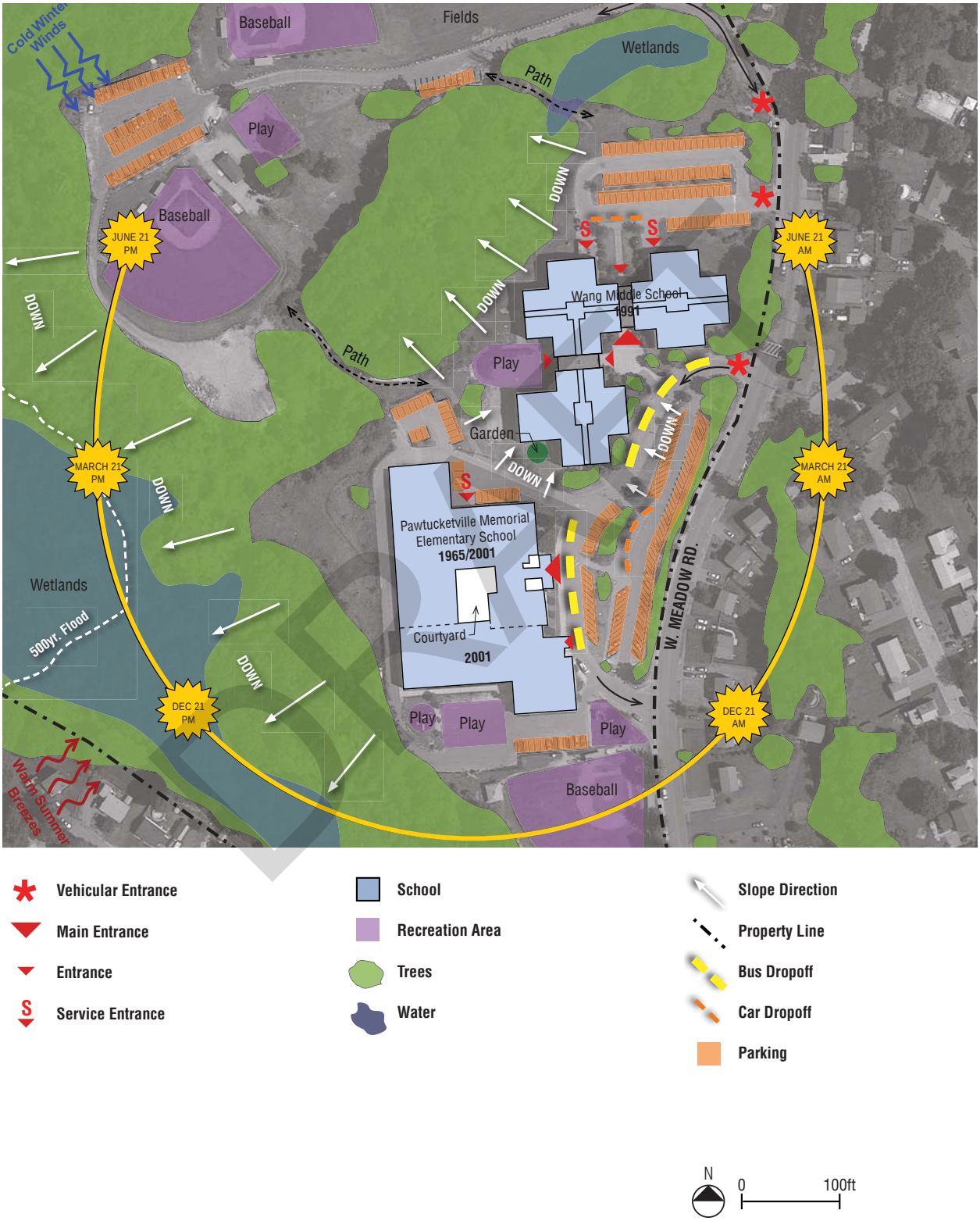
The following pages show master planning design solutions for the four existing schools that would be renovated with additions as part of the Preferred Solution:

- Wang Middle School
- Daley Middle School
- Robinson Middle School
- Rogers School

After renovations and additions, each of the middle schools would become eight strand middle schools serving 792 students each. The renovated four strand Rogers PK-8 would serve 960 students. In addition, there would be a new PK-8 facility for 960 students on city-owned land.

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Existing Pawtucketville Memorial Elementary & Existing Wang Middle School



Existing Pawtucketville Memorial Elementary & Proposed Wang Middle School



Existing Daley Middle School



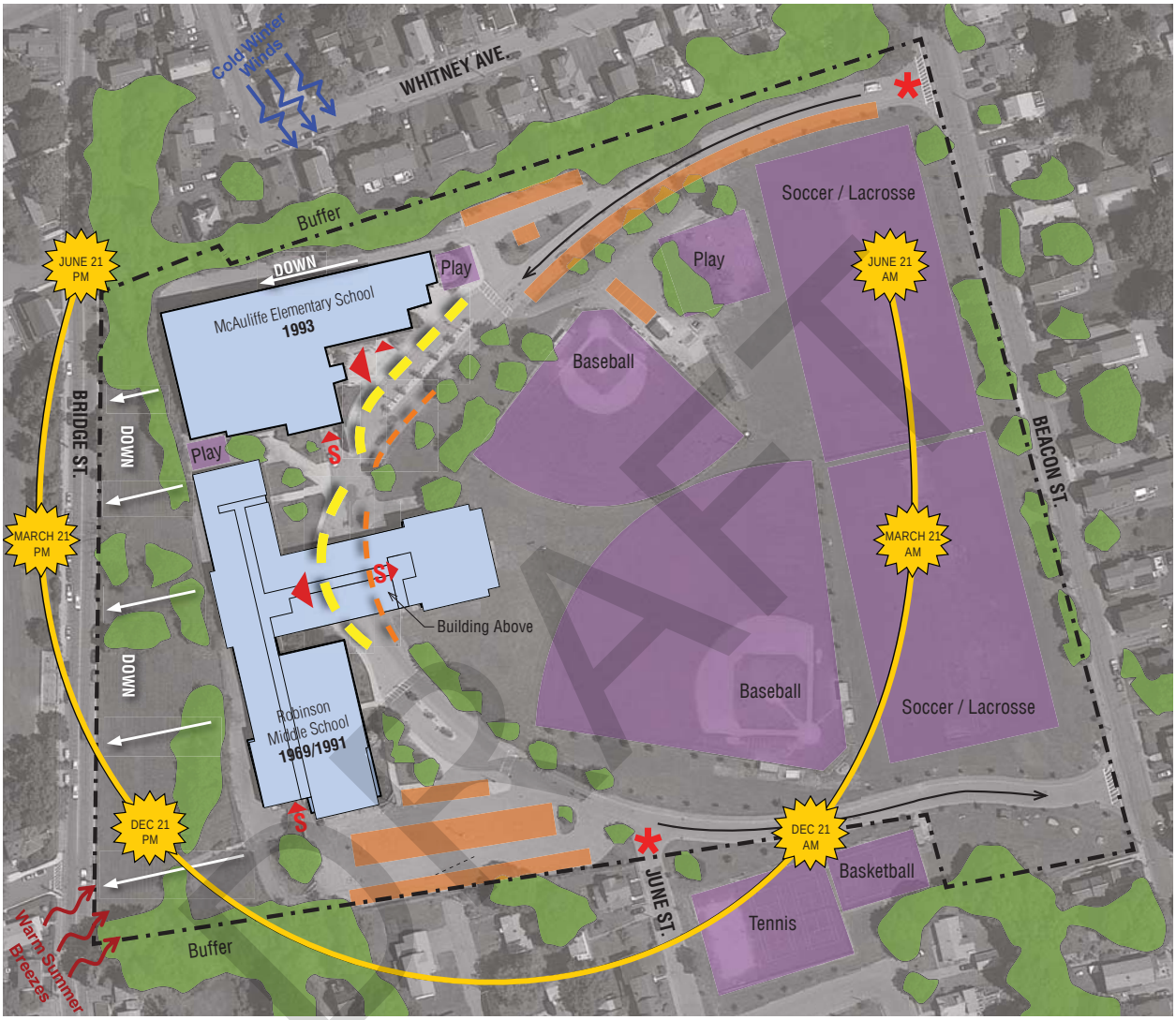
- Vehicular Entrance
- Main Entrance
- Entrance
- Service Entrance
- School
- Recreation Area
- Trees
- Water
- Slope Direction
- Property Line
- Bus Dropoff
- Car Dropoff
- Parking

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Proposed Daley Middle School



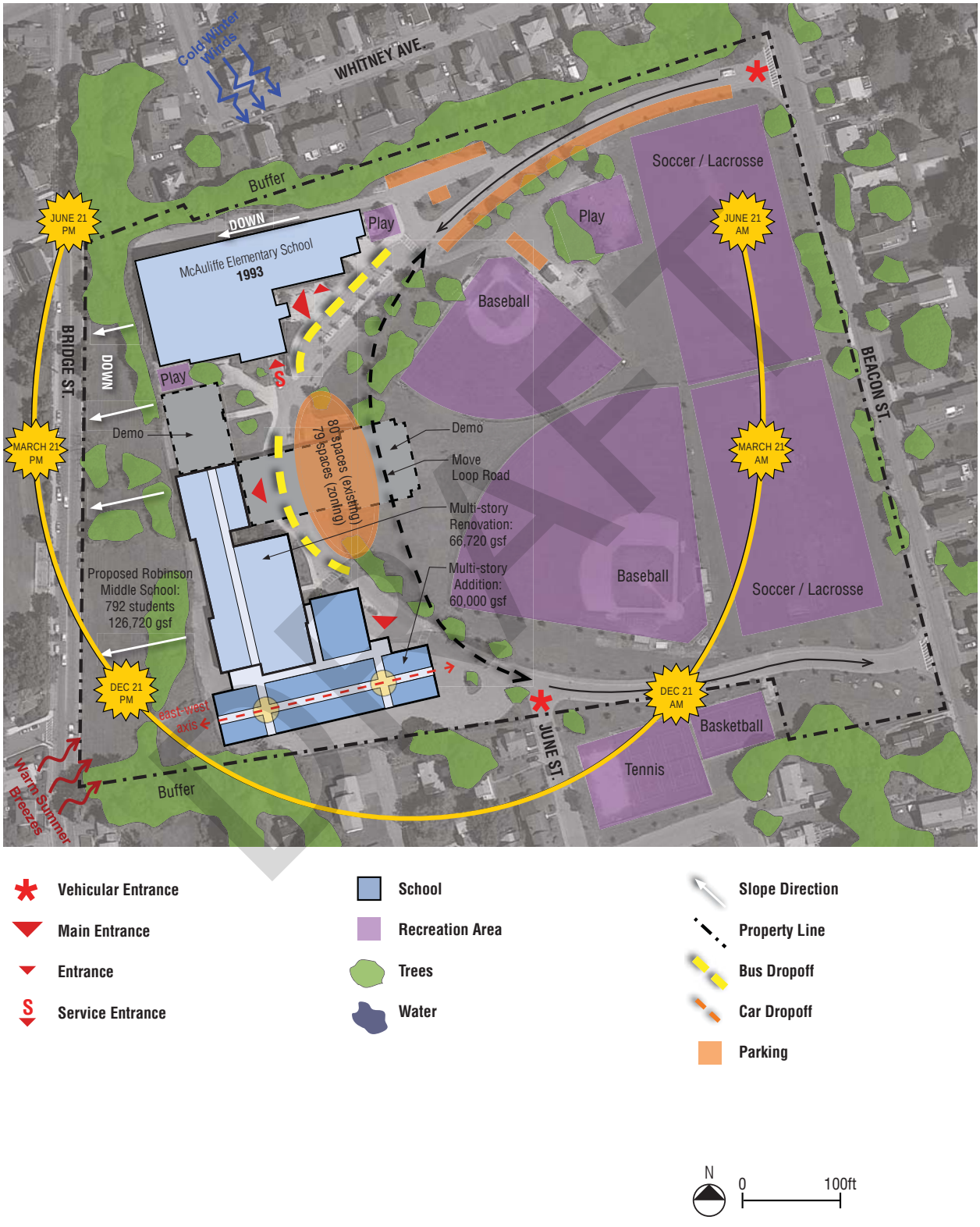
Existing McAuliffe Elementary & Existing Robinson Middle School



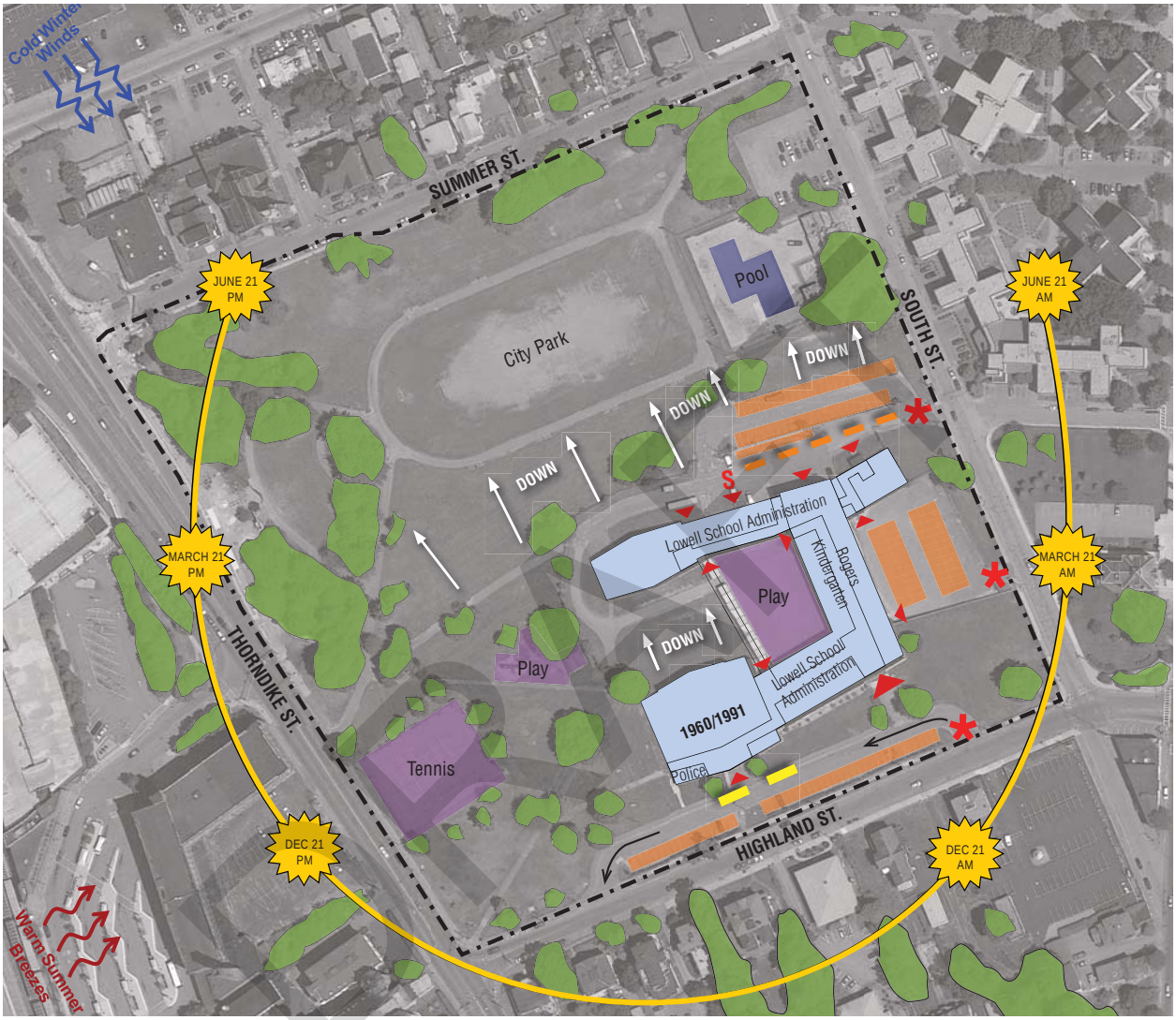
- Vehicular Entrance
- Main Entrance
- Entrance
- Service Entrance
- School
- Recreation Area
- Trees
- Water
- Slope Direction
- Property Line
- Bus Dropoff
- Car Dropoff
- Parking

N 0 100ft

Existing McAuliffe Elementary & Proposed Robinson Middle School



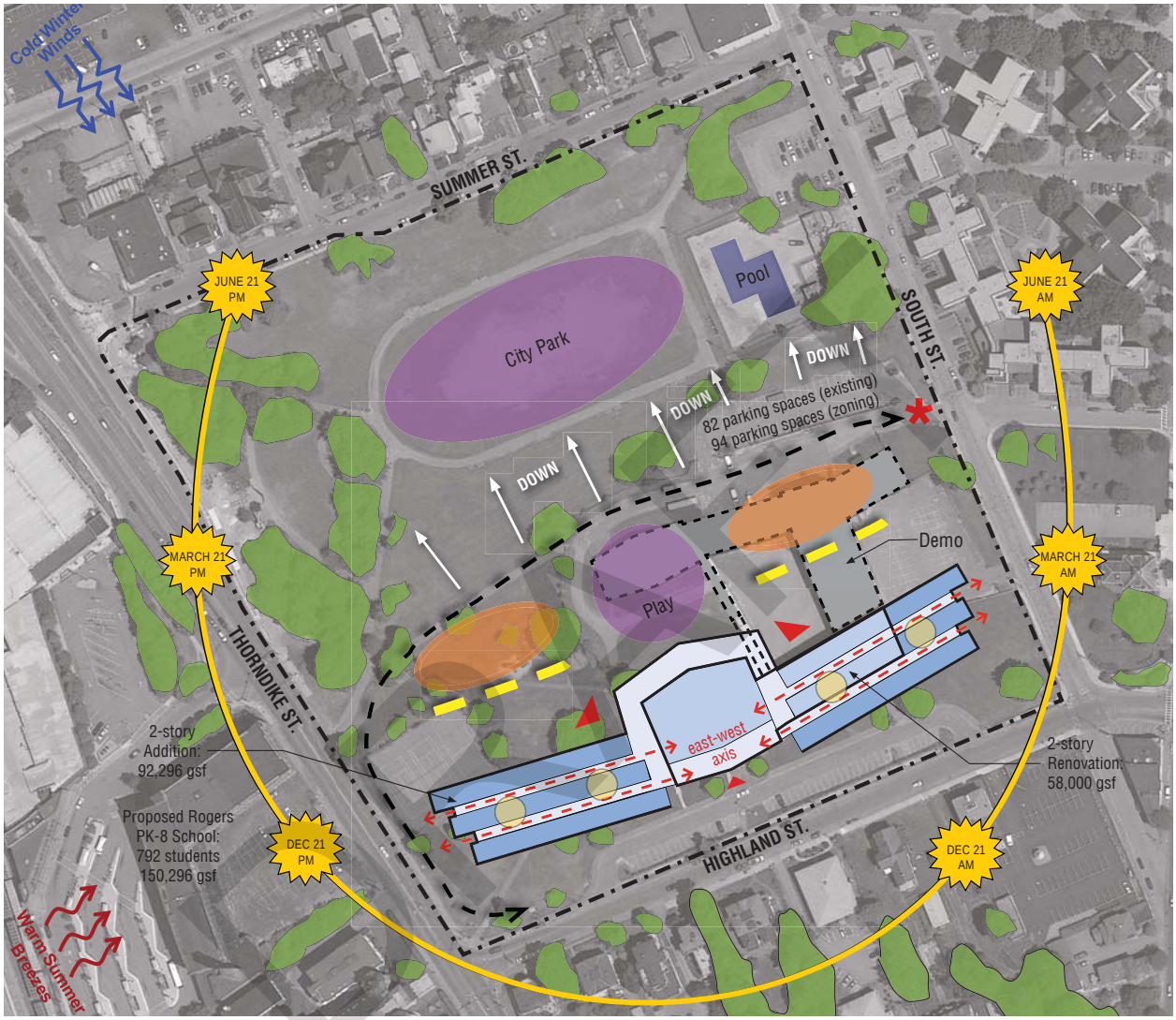
Existing Rogers Middle School



- Vehicular Entrance
- Main Entrance
- Entrance
- Service Entrance
- School
- Recreation Area
- Trees
- Water
- Slope Direction
- Property Line
- Bus Dropoff
- Car Dropoff
- Parking

N 0 100ft

Proposed Rogers PK-8 School



- Vehicular Entrance
- Main Entrance
- Entrance
- Service Entrance
- School
- Recreation Area
- Trees
- Water
- Slope Direction
- Property Line
- Bus Dropoff
- Car Dropoff
- Parking

N 0 100ft

Preferred Solution: High School

Three schemes are shown for an addition / renovation / demolition / repurposing solution for the Lowell High School at the existing downtown location. Each scheme includes necessary acquisition of a small parcel of land to the SW, retains Colburn Hall and the Sullivan Building, repurposes the Freshman Academy Building and demolishes the 1980s structures during phased addition projects. In each sheme, the phasing would be as follows:

- Acquire land
- Build the southwest portion of the new facility
- Demolish the Lord Building
- Build the northeast portion of the new facility
- Demolish the fieldhouse
- Build the northwest community / retail portion of the facility and landscape the site
- Renovate Colburn and Sullivan Buildings
- Move the freshman into Colburn and repurpose the Freshman Academy Building

Scheme A - Two Houses: This scheme is designed around the two house model, where students are divided into two independent but equal learning houses for all of their administrative, guidance, science, technology, engineering, math, and humanities. Visual and performing arts, physical education and dining would be in shared core spaces. Freshman would be located in the upper three floors of Colburn Academy for their academics but would also share the core space facilities. This scheme A also includes:

- A new extension to Dutton Street with a drop off circle and new community/ student entry for one house. Second house entry off of French Street. Freshman entrance off of Kirk Street.
- Administration located at front door of each entry for security and supervision.
- Main floor of new wing includes Cafeteria, Kitchen, multiple court Gymnasium, and PE alternative spaces. The PE spaces have a visual connection down to the natatorium.
- Circulation may include ramps, stairs, and elevators to move the large student body seamlessly through the building, and would be located with ease of visual access to the bridges over the Merrimack Canal.
- A new community/ retail building at the corner of Arcand Drive and Father Morissette Boulevard provides an urban edge and downtown scaled facilities along the street. The existing high school spaces including the Lowell Health Center, Bank, Catie's Closet and the culinary arts program and restaurant would be located here to have ease of access for both the high school students and the community at large.
- The main floor renovation of Colburn and Sullivan also includes the existing auditorium, classroom spaces and a new multiple story, media center/ learning commons with visual access to the new wing and vertical connections to the academic spaces above.
- The lower floor of the new wing includes a daylit natatorium and locker rooms. The lower floor of the renovation includes ROTC, media center spaces, performing arts and mechanical.
- The second and third floor of the new wing includes Science, Technology, Engineering,

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Arts, and Math (STEAM) and Humanities for House 1, while the renovation includes the same for House 2. Central to both facilities and integrated for maximum exposure to all students.
- Natural daylight will be optimized in both the new and renovated facilities and the circulation will be clearly articulated.
- Spaces located to the interior side of corridors shall include glazed teacher planning spaces, open break out spaces, storage, restrooms, custodial, and mechanical.

Scheme B - STEM Facility: This scheme is designed around a new STEM facility model, where all of the humanities are located in the renovated Sullivan building, and all science, technology, engineering and math is located in the new wing. Freshman would be located in the upper three floors of Colburn Academy for their academics but would also share the core space facilities. This scheme B also includes:

- A new student entry off of Arcand Drive with service and a separate community entry off of Father Morrisette. Second student entry off of French Street. Freshman entrance off of Kirk Street.
- Administration located at front door of each entry for security and supervision.
- Main floor of new wing includes Cafeteria, Kitchen, Natatorium, and locker rooms. Science, Technology, Engineering, and Math (STEM) facilities are located on four floors of the new wing.
- Major interior circulation spine along the canal would have visual access across to the renovated facility.
- A new community/ retail building at the corner of Arcand Drive and Father Morissette Boulevard provides an urban edge and downtown scaled facilities along the street. The existing high school spaces including the Lowell Health Center, Bank, Catie's Closet and the culinary arts program and restaurant would be located here to have ease of access for both the high school students and the community at large.
- The main floor renovation of Colburn and Sullivan also includes the existing auditorium and Humanities classroom spaces.
- The lower floor of the renovation includes ROTC, votech spaces, visual and performing arts and mechanical.
- The second floor of the new wing also includes the double height, media center/ learning commons and a multiple court gymnasium.
- The renovation includes humanities spaces on the second and third floors.
- Natural daylight will be optimized in both the new and renovated facilities and the circulation will be clearly articulated.
- Spaces located to the interior side of corridors shall include glazed teacher planning spaces, open break out spaces, storage, restrooms, custodial, and mechanical.

Scheme C - Integrated STEAM: This scheme is designed around an integrated STEAM facility model, where all of the STEAM spaces are central to the high school and visually connected on all floors. Freshman would be located in the upper three floors of Colburn Academy for their academics but would also share the core space facilities. This scheme C also includes:

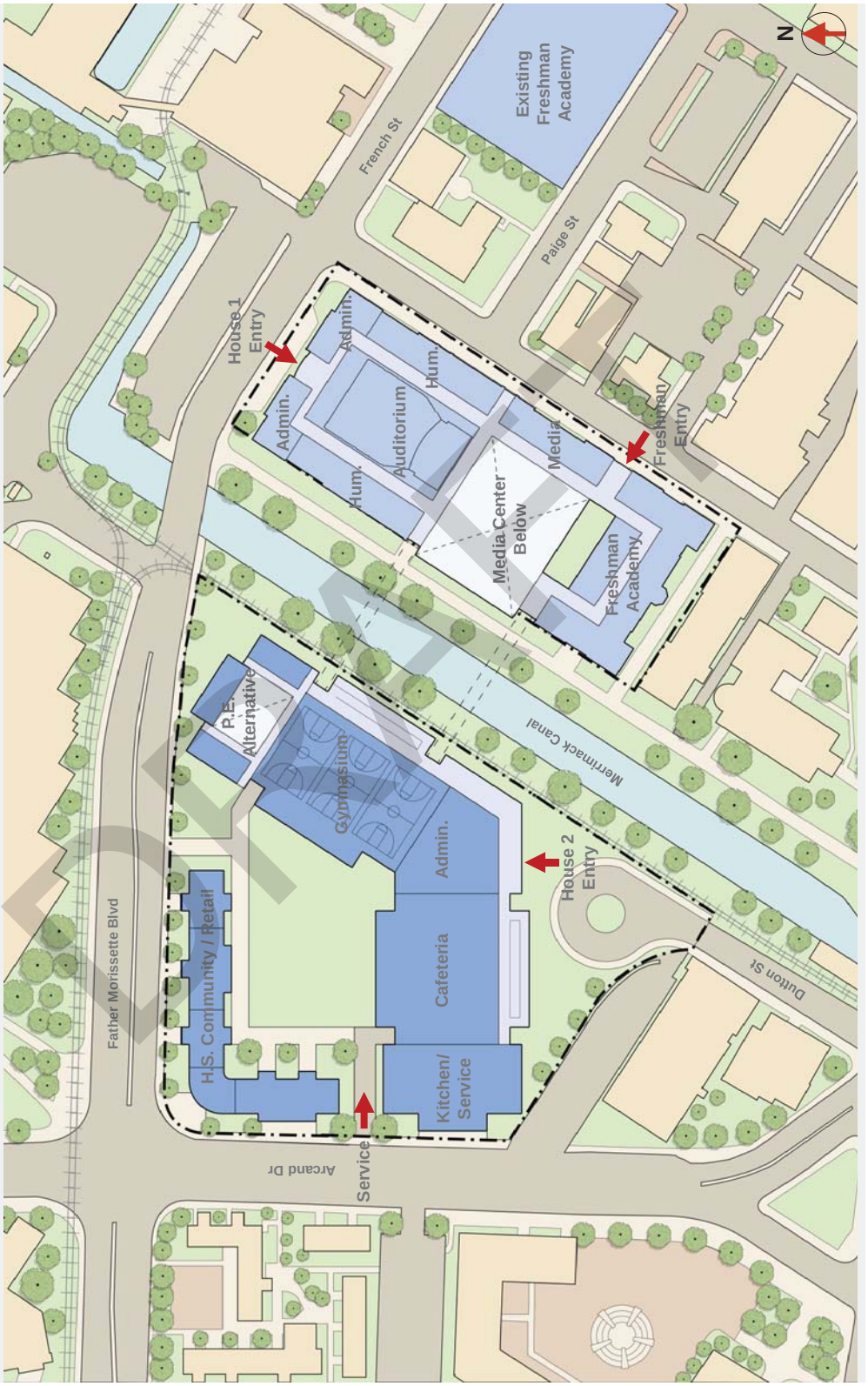
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- A new extension of Dutton Street from Father Morissette to Merrimack Street. The main student entry would be located at a drop off along Dutton. Service would also be accessed from the new Dutton Street extension. Freshman entrance off of Kirk Street.
- Administration located at front door of each entry for security and supervision.
- Main floor of new wing includes Cafeteria, Kitchen, Natatorium, multiple court Gymnasium and PE alternative spaces. Locker rooms are located on the floor below.
- A new community/ retail building at the corner of Arcand Drive and Father Morissette Boulevard provides an urban edge and downtown scaled facilities along the street. The existing high school spaces including the Lowell Health Center, Bank, Catie's Closet and the culinary arts program and restaurant would be located here to have ease of access for both the high school students and the community at large.
- The main floor renovation of Colburn and Sullivan includes the existing auditorium and Arts and Fabrication spaces which have vertical connections between the floors. Locating these spaces in the center of the school allows all students to be integrated with the hands-on curriculum.
- The lower floor of the renovation includes ROTC, fabrication labs, visual and performing arts and mechanical.
- The second floor of the new wing includes the double height, media center/ learning commons, additional administration and guidance, and STEAM spaces, and the renovation also includes STEAM spaces.
- The third floor of both buildings includes all of the humanities spaces.
- Natural daylight will be optimized in both the new and renovated facilities and the circulation will be clearly articulated.
- Spaces located to the interior side of corridors shall include glazed teacher planning spaces, open break out spaces, storage, restrooms, custodial, and mechanical.

Following are the Lowell High School design schemes.

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LHS Design Scheme A (2 Houses) – First Floor Plan



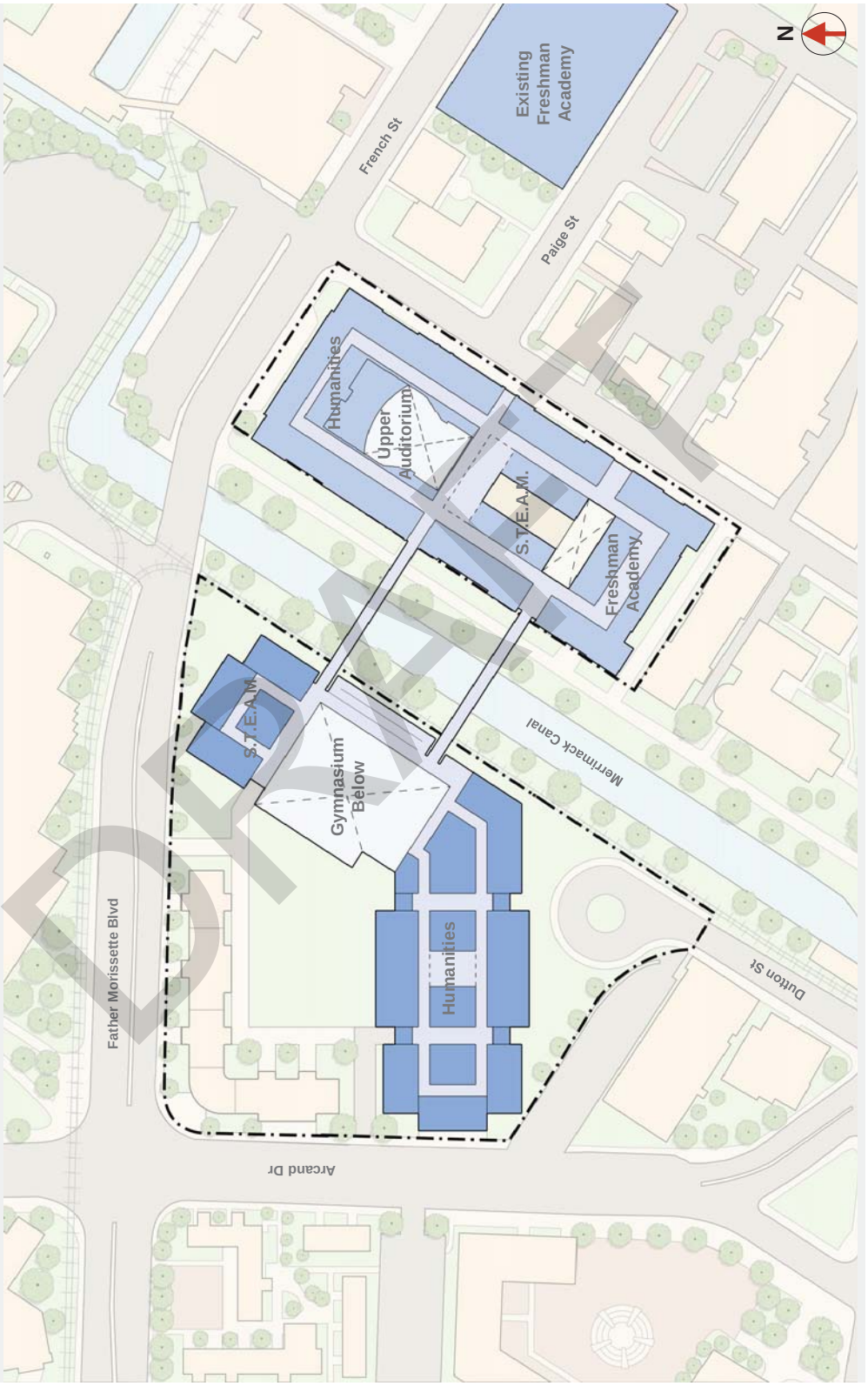
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LHS Design Scheme A – Basement Floor Plan

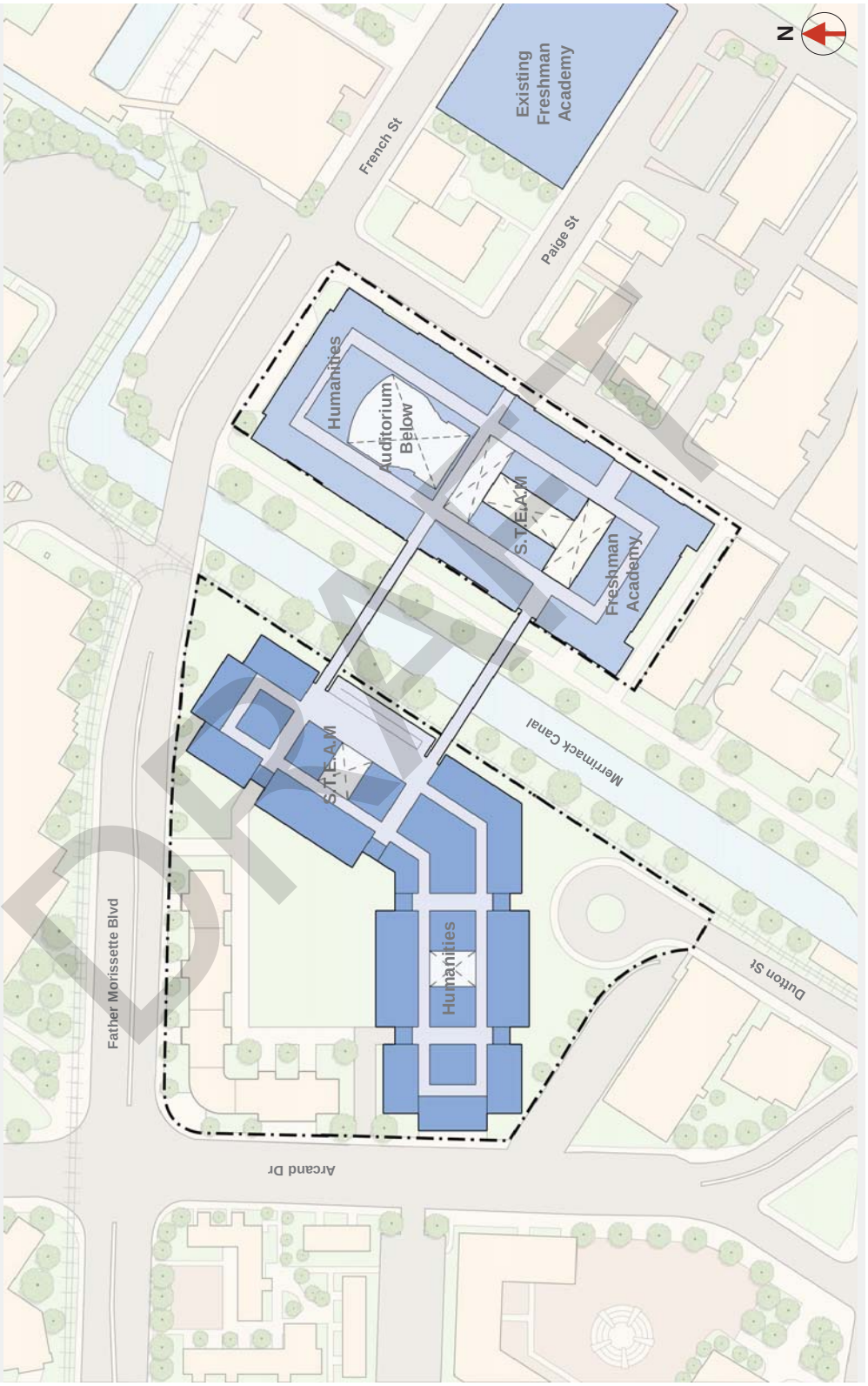


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LHS Design Scheme A – Second Floor Plan



LHS Design Scheme A – Third Floor Plan

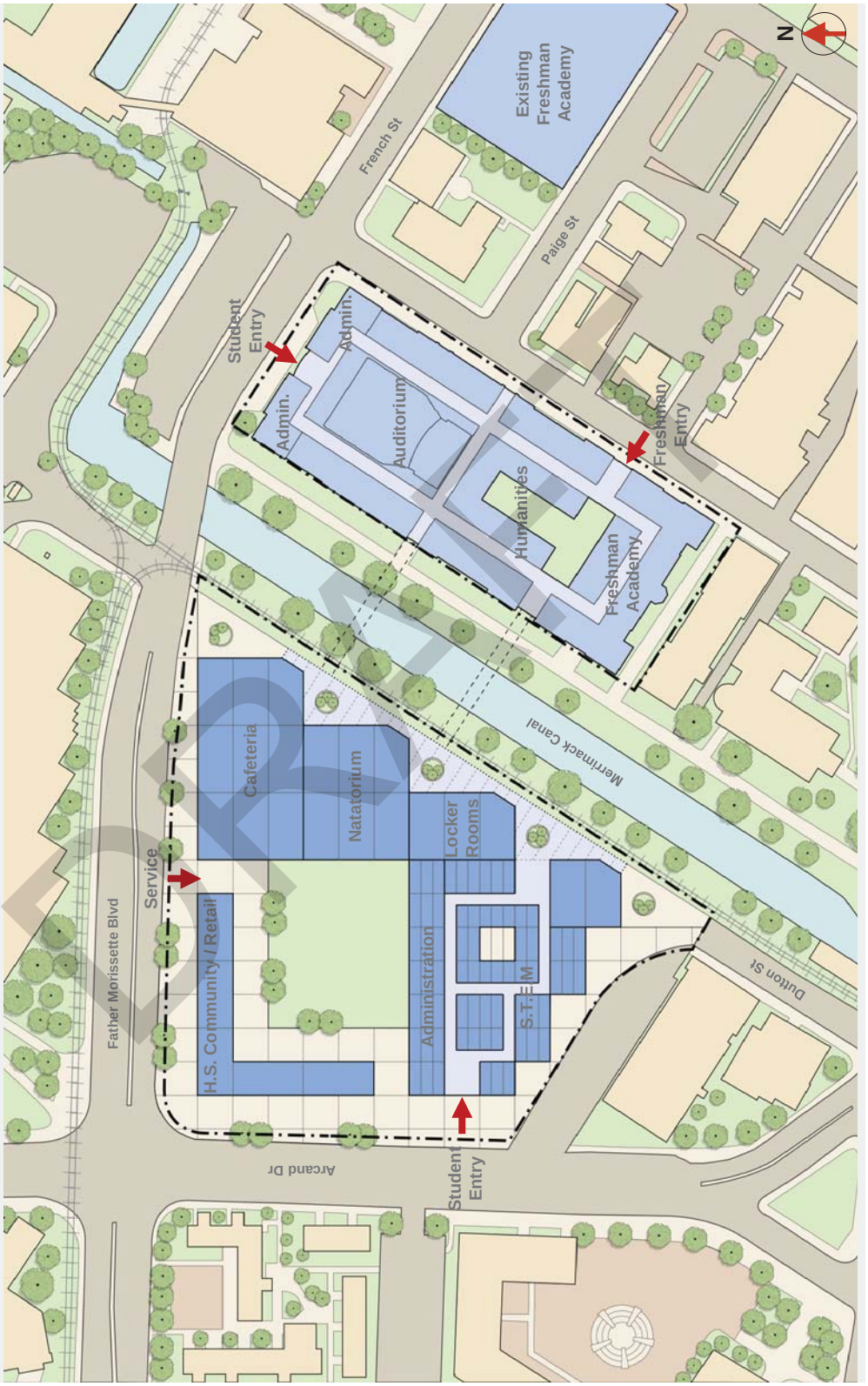


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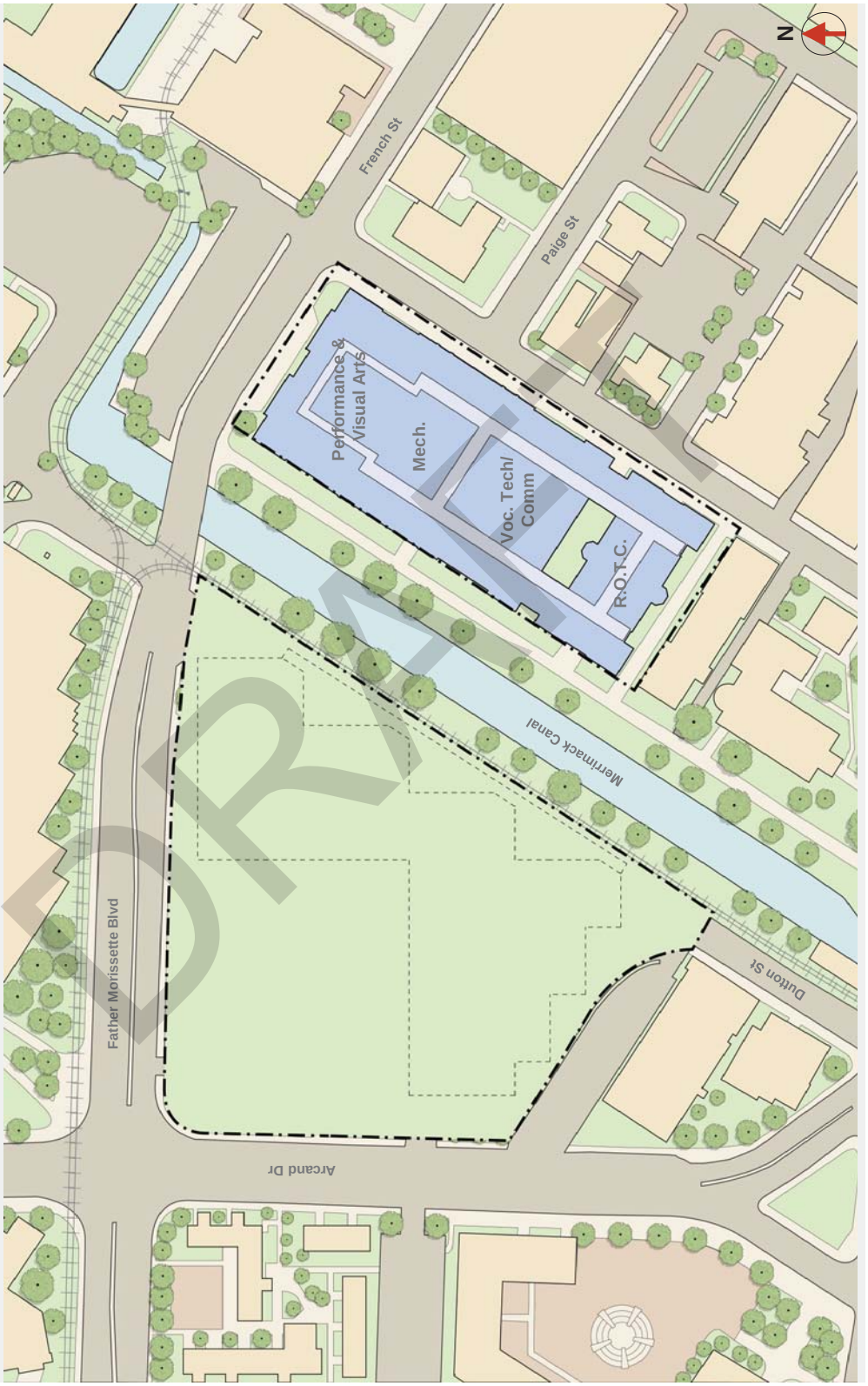
LHS Design Scheme A – Phasing



LHS Design Scheme B (STEM Facility) – First Floor Plan

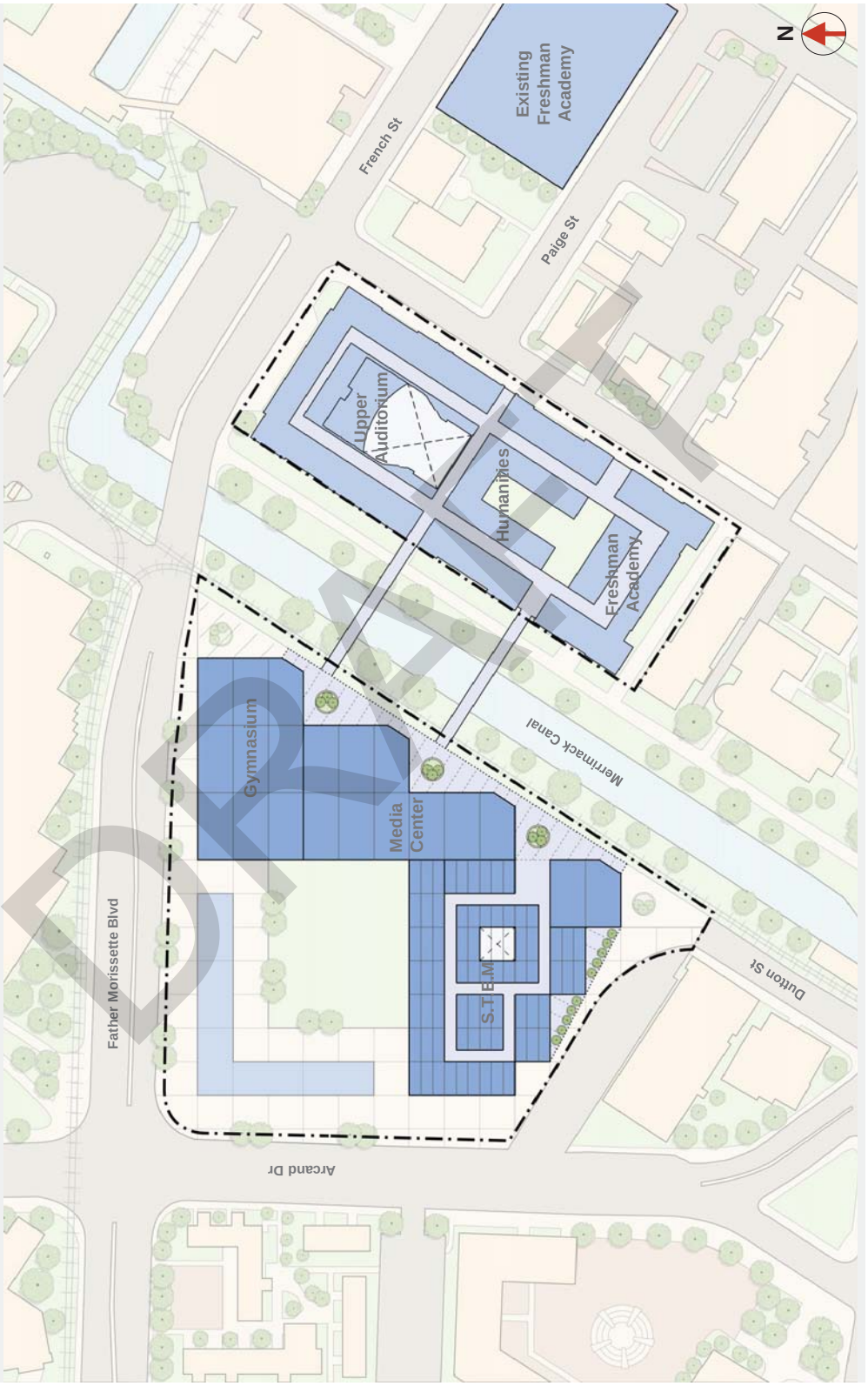


LHS Design Scheme B – Basement Floor Plan



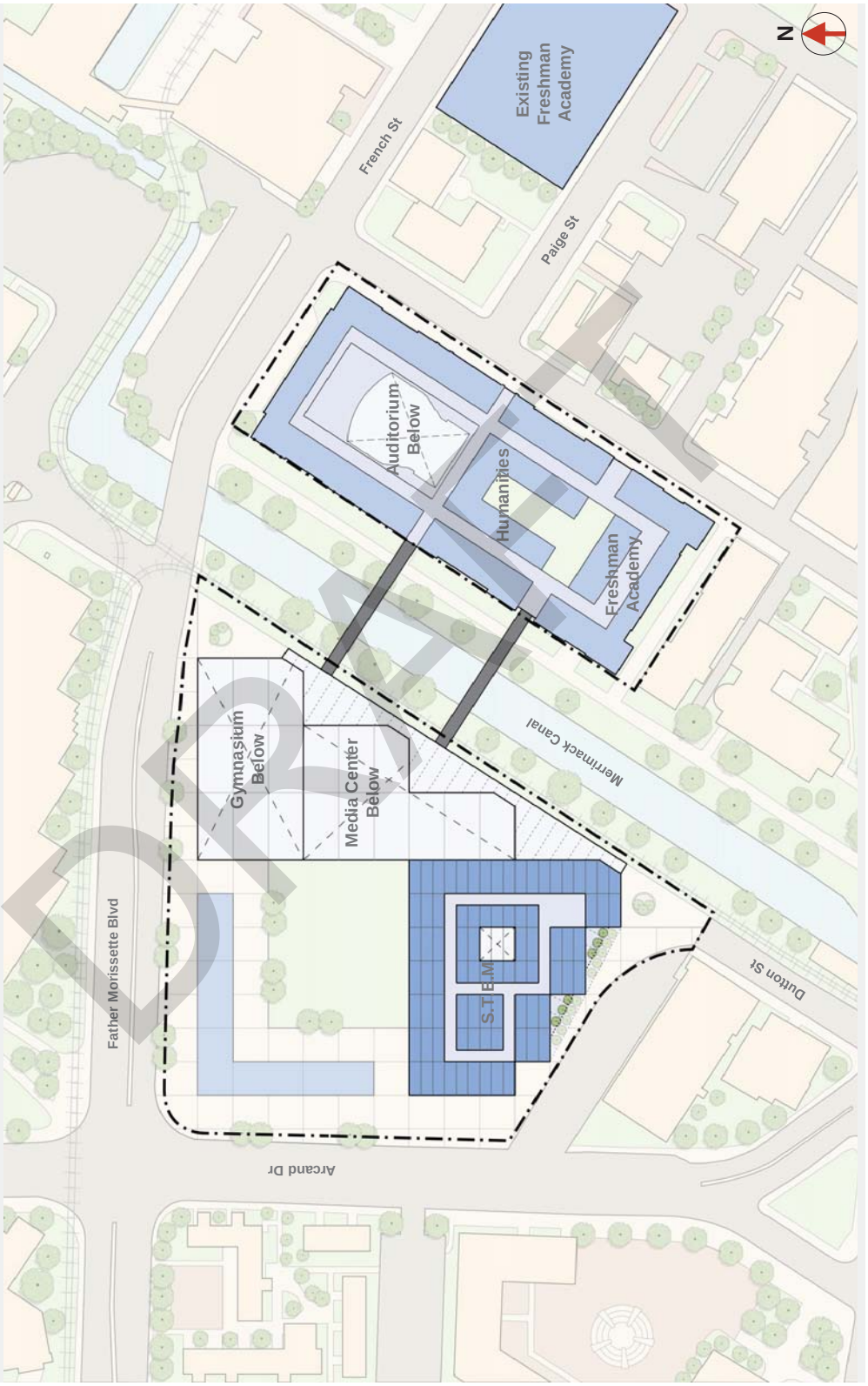
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LHS Design Scheme B – Second Floor Plan

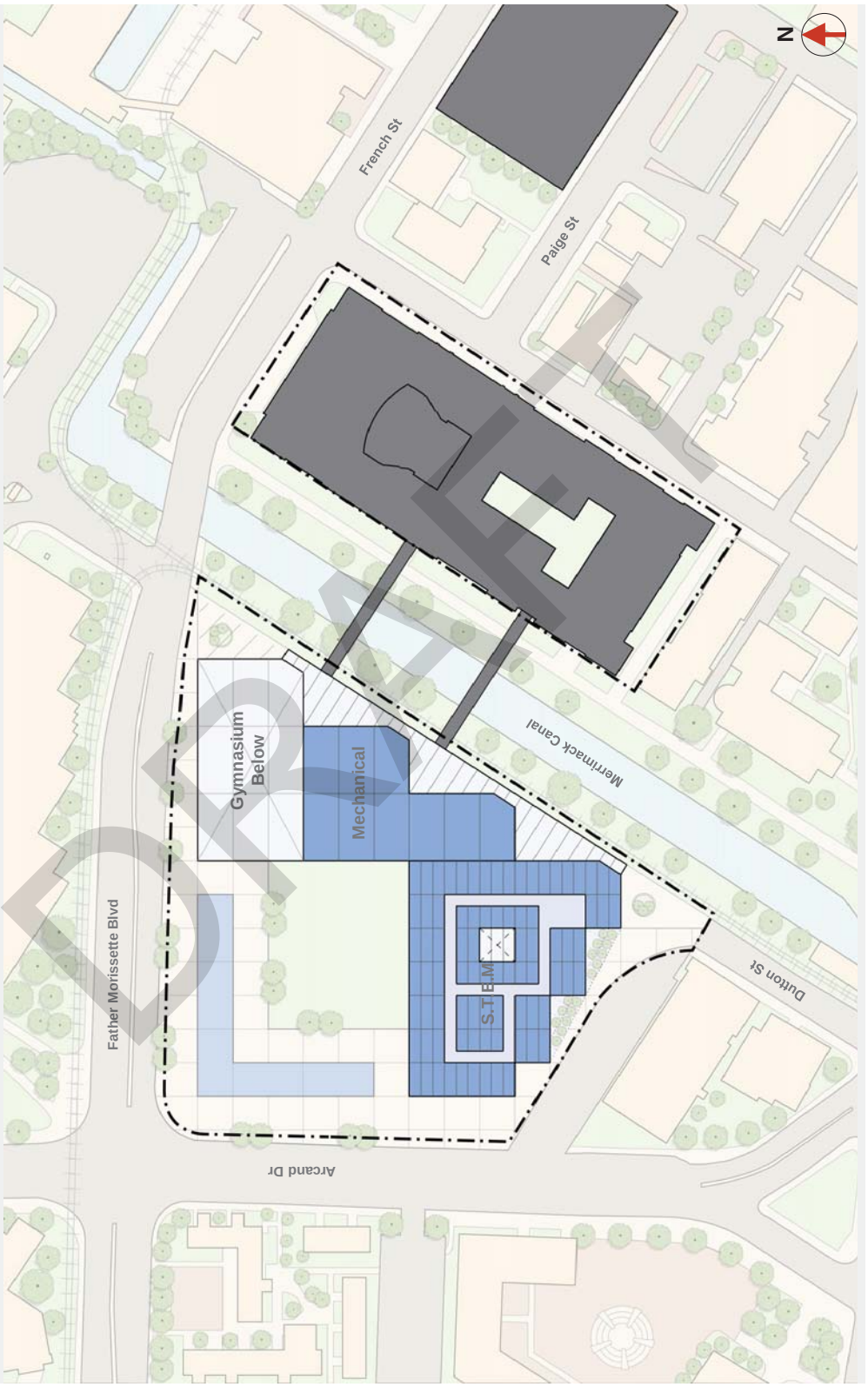


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LHS Design Scheme B – Third Floor Plan



LHS Design Scheme B – Fourth Floor Plan

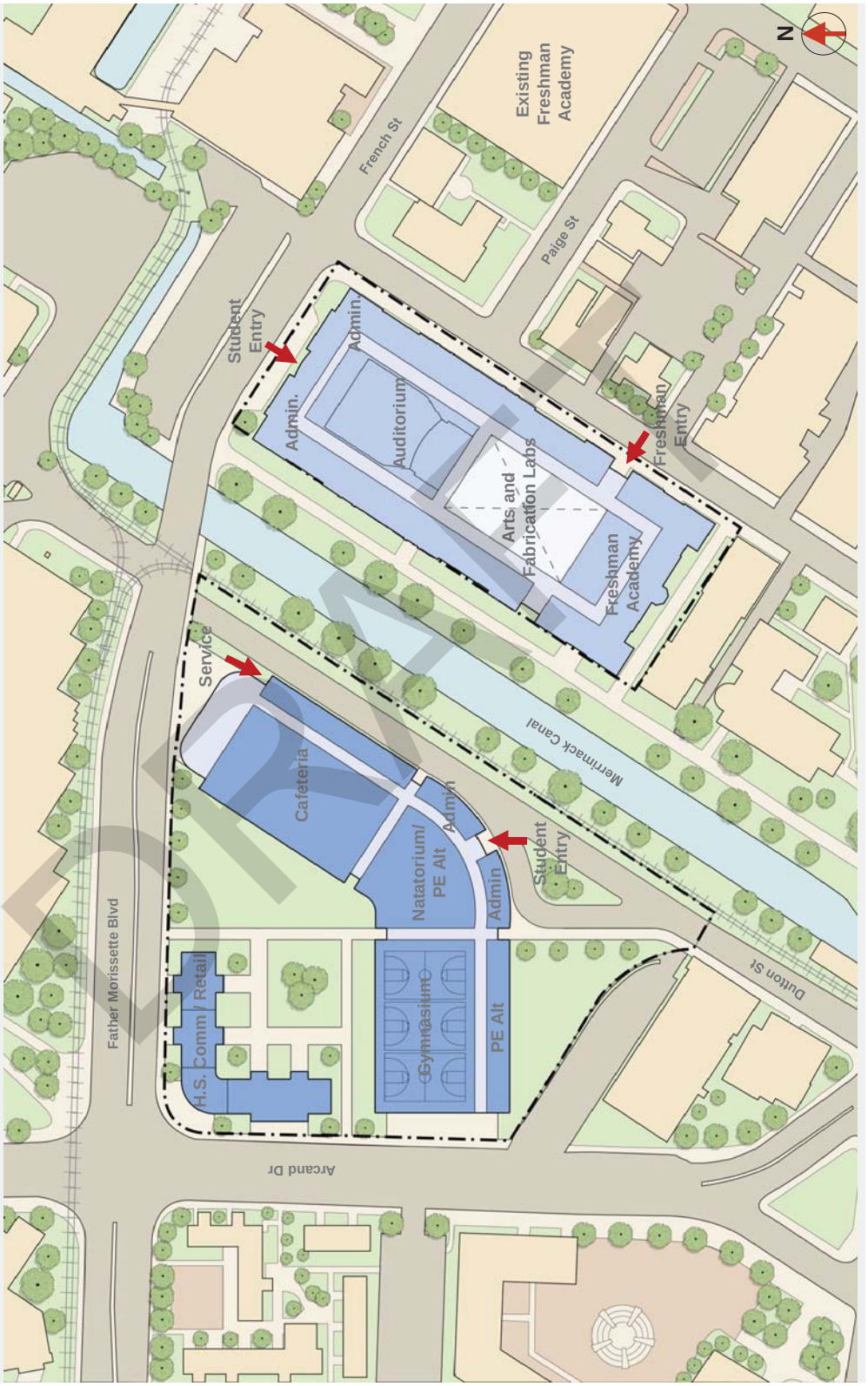


LHS Design Scheme B – Phasing



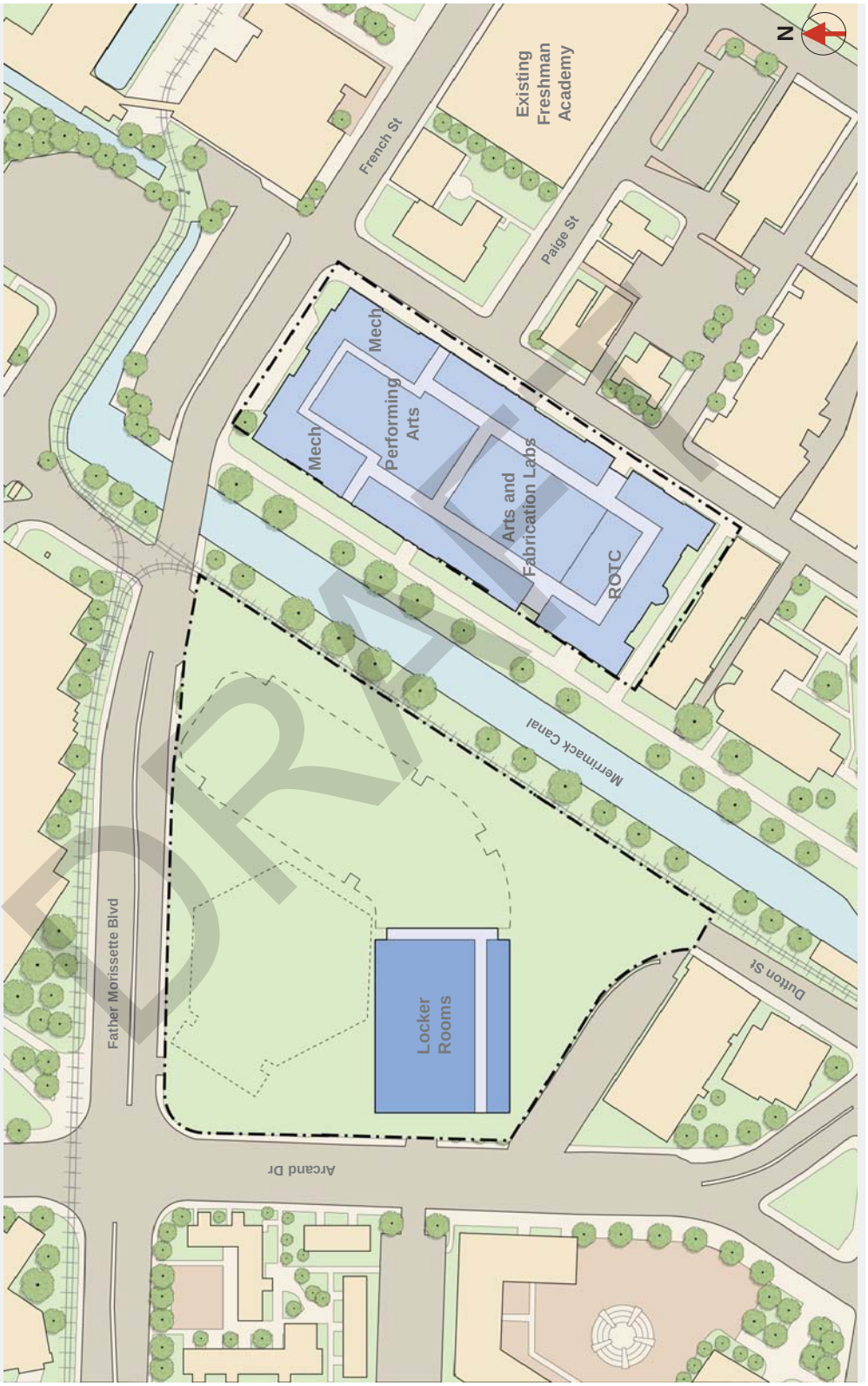
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LHS Design Scheme C (Integrated STEAM) – First Floor Plan



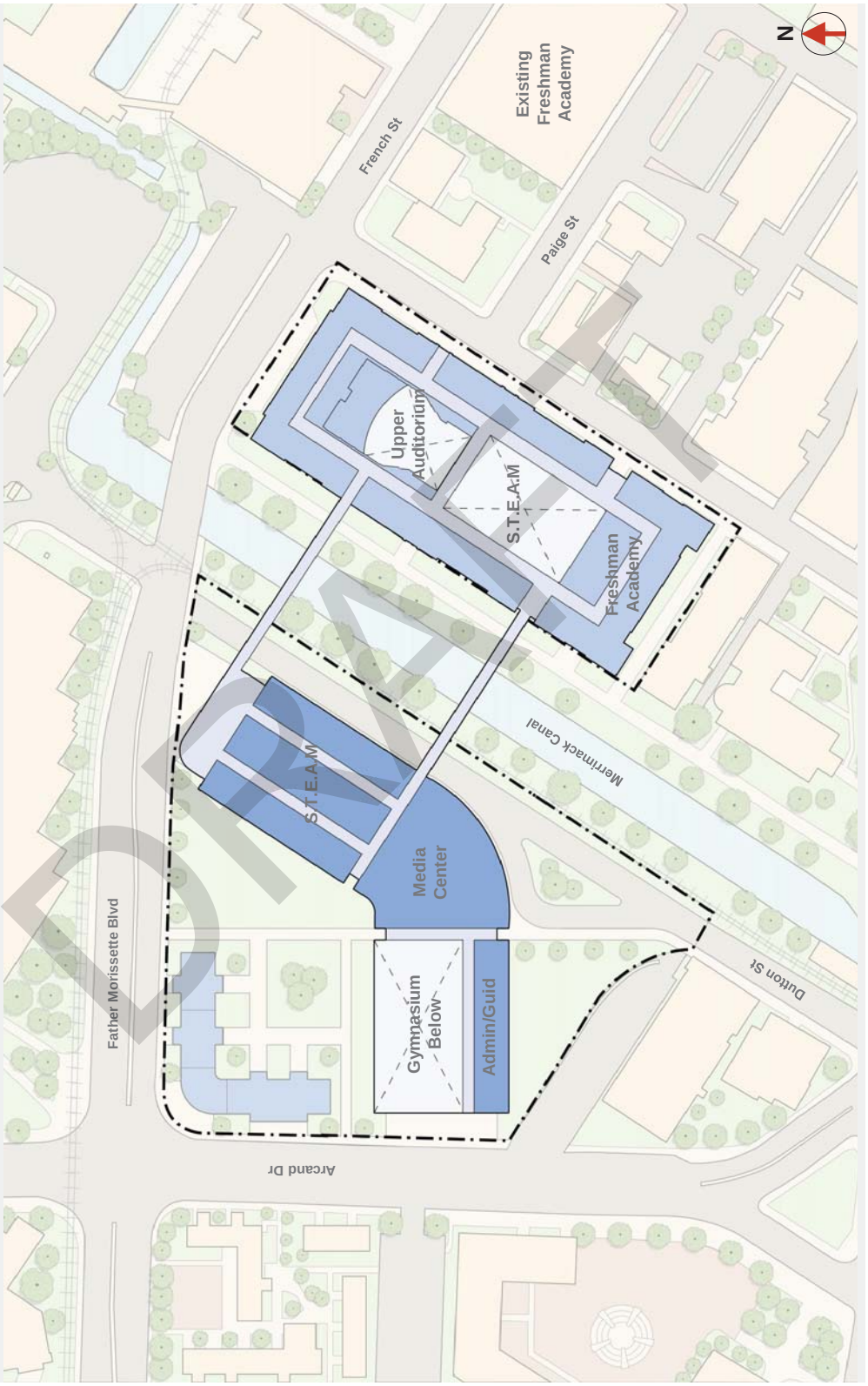
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LHS Design Scheme C – Basement Floor Plan



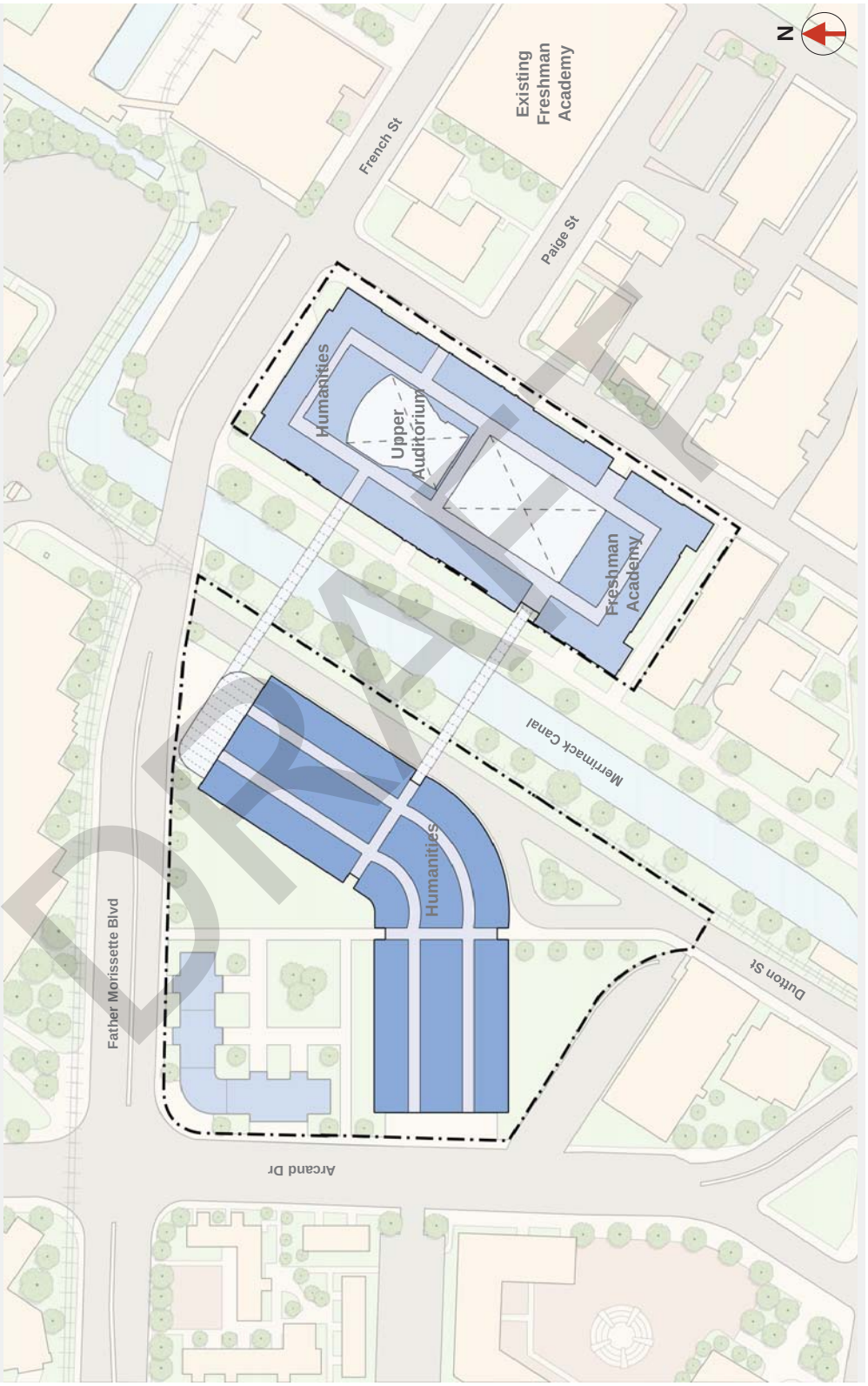
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LHS Design Scheme C – Second Floor Plan



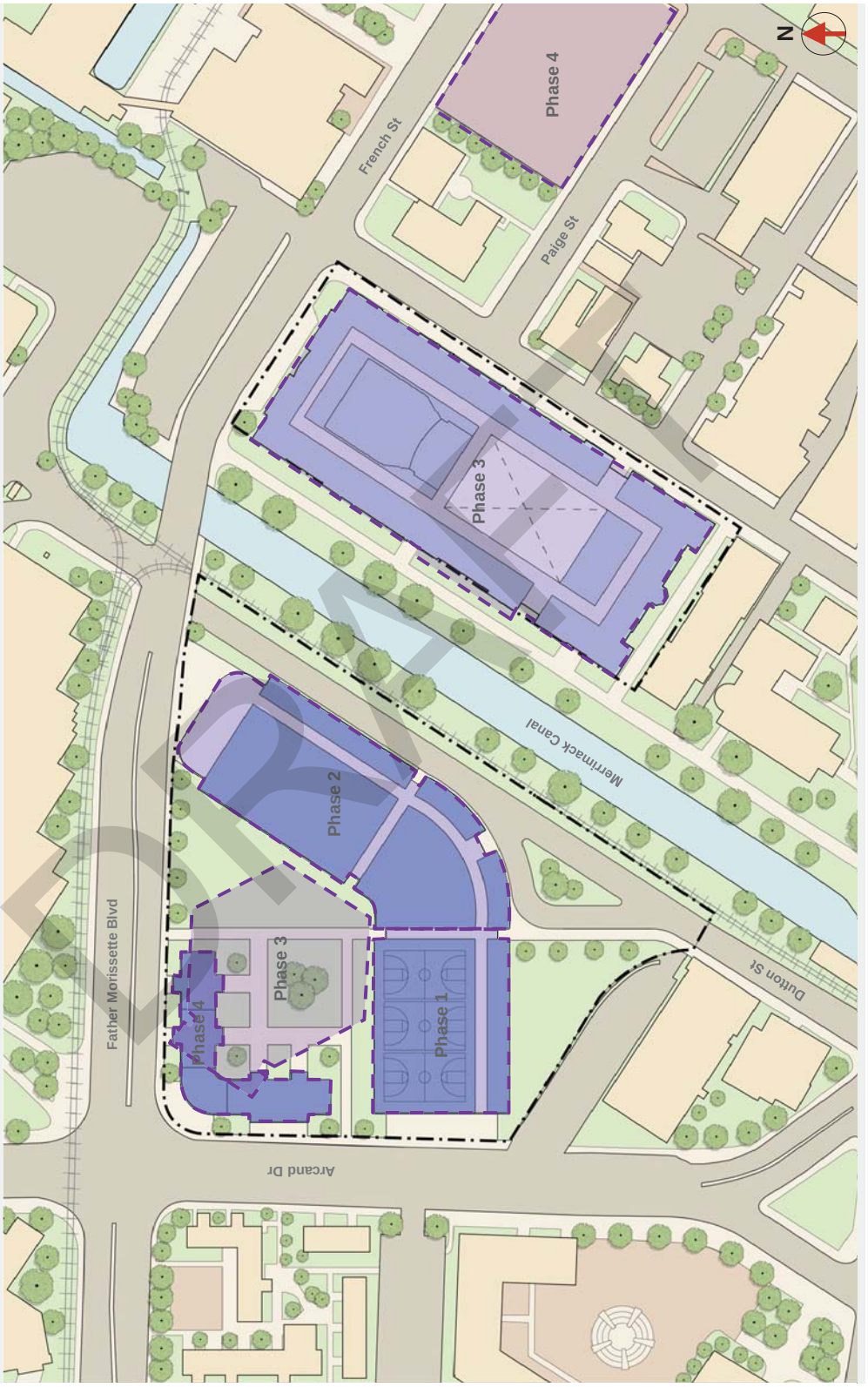
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LHS Design Scheme C – Third Floor Plan



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LHS Design Scheme C – Phasing



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Suggested Educational Space Summaries

Along with these Preferred Solutions, the associated educational space summaries are included herein. These were developed as a guide in preparing the options and the order of magnitude cost estimates. For the purposes of this master plan, no individualized, school-centered educational programming or educational visioning with user groups, such as administrators, staff and faculty, was performed on these schools.

The PK-8 space summaries reflect the current MSBA guidelines for schools with modifications to account for specialty spaces that are part of the existing facilities, such as auditoriums and computer labs. Since the MSBA guidelines do not have information for high school facilities that educate 3,900 students on one campus, the Lowell High School space summary is based on MSBA standards, modified to meet accepted norms in the industry, with allowances for the continuation of specialty programs and specialty spaces in the existing facilty. Discussions with the MSBA and other stakeholders are necessary to understand their position on these items and the continuation of some programs in the District, as it will affect the overall gross square footage and budgets anticipated for the Lowell High School.

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Proposed Space Summary- Elementary Schools

Bailey	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**19,641**		**20**	**20,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,205	1	1,205				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,171	1	1,171				
Kindergarten w/ toilet	1,192	2	2,384				
Kindergarten w/ toilet	1,205	1	1,205				
General Classrooms - Grade 1-6				950	16	15,200	900 SF min - 1,000 SF max
1st Grade Classroom	862	3	2,586				
1st Grade Classroom	868	1	868				
2nd Grade Classroom	835	2	1,670				
2nd Grade Classroom	847	2	1,694				
3rd Grade Classroom	860	2	1,720				
3rd Grade Classroom	863	2	1,726				
4th Grade Classroom	854	1	854				
4th Grade Classroom	841	2	1,682				
4th Grade Classroom	876	1	876				
SPECIAL EDUCATION			**3,669**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
SPED Classroom	131	1	131				
SPED Classroom	274	4	1,096				
SPED Classroom Storage	46	1	46				
PDD (SPED) Classroom	984	1	984				
PDD Storage	49	2	98				
3rd/4th PDD (SPED) Classroom	952	1	952				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Social Worker Room	295	1	295				
Social Worker's Office	67	1	67				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
ART & MUSIC			**1,888**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	868	1	868				
Art Workroom w/ Storage & kiln				150	1	150	
Kiln Room	63	1	63				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	798	1	798				
Music Office	94	1	94				
Music Practice / Ensemble				75	3	225	
Practice Room	65	1	65				
Music Storage (included in gross)	78	1					
Music Storage (included in gross)	110	1					
HEALTH & PHYSICAL EDUCATION			**5,190**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,569	1	4,569				
Gym Storeroom				150	1	150	
Gym Storage	556	1	556				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
PE Office	65	1	65				
MEDIA CENTER			**1,419**			**2,740**	
Media Center / Reading Room				2,740	1	2,740	
Library	1,001	1	1,001				
Library Conference / PDD / Computer Room	210	1	210				
Library Office	113	1	113				
Library Workroom	95	1	95				
DINING & FOOD SERVICE			**4,703**			**6,778**	
Cafeteria / Dining				3,450	1	3,450	2 seatings - 15SF per seat
Cafeteria	2,300	1	2,300				
Stage				1,000	1	1,000	
Stage	287	1	287				
Chair / Table / Equipment Storage				353	1	353	
Cafeteria Storage	183	1	183				
Kitchen				1,760	1	1,760	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	883	1	883				
Kitchen Office	52	1	52				
Kitchen Storage	67	1	67				
Kitchen Toilet / Locker	80	2	160				
Kitchen Corridor	150	1	150				
Dish Washing Room	154	1	154				
Dry Good Storage	255	1	255				
Freezer	87	1	87				
Refrigerator	76	1	76				
Trash Room	49	1	49				
Staff Lunch Room				215	1	215	20 SF/Occupant
MEDICAL			**350**			**510**	
Medical Suite Toilet				60	1	60	
Nurses' Toilet	46	1	46				
Nurses' Office / Waiting Room				250	1	250	
Nurses' Office	255	1	255				

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Proposed Space Summary- Elementary Schools

Bailey	Existing Conditions			Proposed			
				MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurses' Storage	49	1	49				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**2,907**			**2,325**	
General Office / Waiting Room / Toilet				380	1	380	
Main Office	348	1	348				
Admin Storage	60	1	60				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	
Book Storage	423	1	423				
Book Storage	481	1	481				
Principal's Office w/ Conference Area				375	1	375	
Principal's Office & Storage	208	1	208				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Principal's Office	260	1	260				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	175	1	175				
Guidance Office				150	2	300	
Family Center / Parent Liason	392	1	392				
Guidance Storeroom				35	1	35	
Teachers' Work Room				380	1	380	
Teacher Lounge / Work Room	280	2	560				
CUSTODIAL & MAINTENANCE			**1,818**			**2,060**	
Custodian's Office				150	1	150	
Custodial Office	100	1	100				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	24	5	120				
Custodial Closet	51	1	51				
Custodial Closet	67	1	67				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				253	1	253	
Receiving	642	1	642				
Storeroom				307	1	307	
Custodial Storage	185	1	185				
Custodial Storage	250	1	250				
Network / Telecom Room				200	1	200	
MDF, Data, & AV Room	403	1	403				
OTHER			**929**			**0**	
Other *(specify)*							
Computer Classroom	860	1	860				
Computer Storage	69	1	69				
Total Building Net Floor Area (NFA)			**42,514**			**48,828**	
Proposed Student Capacity / Enrollment			460			**460**	
Total Building Gross Floor Area (GFA)[2]			64,697			**74,213**	
Grossing factor (GFA/NFA)			**1.52**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Greenhalge	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**21,239**		**21**	**20,950**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,207	2	2,414				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,141	1	1,141				
Kindergarten w/ toilet	1,124	3	3,372				
General Classrooms - Grade 1-6				950	17	16,150	900 SF min - 1,000 SF max
1st Grade Classroom	899	4	3,596				
2nd Grade Classroom	907	4	3,628				
3rd Grade Classroom	899	4	3,596				
4th Grade Classroom	873	4	3,492				
SPECIAL EDUCATION			**5,605**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
ELL Resource Classroom	282	1	282				
ELL Resource Classroom	411	1	411				
Kindergarten Plus	854	1	854				
Life Skills Classroom Grades K-1	1,022	1	1,022				
Life Skills Classroom Grades 2-4	975	1	975				
SPED Classroom	283	1	283				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Social Worker	136	1	136				
Social Worker / Occupational Therapist	274	1	274				
Literacy / Math Resource Room	274	1	274				
Speech / Lang Resource Room	293	1	293				
SPED Teachers	309	1	309				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Reading Resource Room	357	1	357				
Eval. Team Chair / Psychologist	135	1	135				
ART & MUSIC		4	**2,032**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Room	789	1	789				
Art Workroom w/ Storage & kiln				150	1	150	
Kiln Room	49	1	49				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Room	1,111	1	1,111				
Music Practice / Ensemble				75	3	225	
Music Office	83	1	83				
Music Storage (included in gross)	65	2					
HEALTH & PHYSICAL EDUCATION			**6,187**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,682	1	4,682				
Gym Storeroom				150	1	150	
Gym Storage	1,256	1	1,256				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
PE Teacher Office / Physical Therapist	249	1	249				
MEDIA CENTER			**1,424**			**2,821**	
Media Center / Reading Room				2,821	1	2,821	
Library	1,424	1	1,424				
DINING & FOOD SERVICE			**4,553**			**6,942**	
Cafeteria / Dining				3,585	1	3,585	2 seatings - 15SF per seat
Cafetorium	2,197	1	2,197				
Stage				1,000	1	1,000	
Stage Platform	416	1	416				
Chair / Table / Equipment Storage				359	1	359	
Kitchen				1,778	1	1,778	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,002	1	1,002				
Kitchen Office	54	1	54				
Cooler	102	1	102				
Dishwash Room	105	1	105				
Freezer	101	1	101				
Can Wash	27	1	27				
Staff Lunch Room				220	1	220	20 SF/Occupant
Teachers' Dining	264	1	264				
Teachers' Workroom / Dining	285	1	285				
MEDICAL			**245**			**510**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	49	1	49				
Nurses' Office / Waiting Room				250	1	250	
Nurse's Room	196	1	196				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**1,857**			**2,343**	
General Office / Waiting Room / Toilet				389	1	389	
Main Office	504	1	504				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	

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Proposed Space Summary- Elementary Schools

Greenhalge	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Copy Room & Records	281	1	281				
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	170	1	170				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Principal's Office	142	1	142				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference room	181	1	181				
Guidance Office				150	2	300	
Counseling Room	67	1	67				
Parent Liason	162	1	162				
Guidance Storeroom				35	1	35	
Administration Storage	58	1	58				
Teachers' Work Room				389	1	389	
Teacher Planning	292	1	292				
CUSTODIAL & MAINTENANCE			**1,483**			**2,078**	
Custodian's Office				150	1	150	
Receiving and Custodial Office	584	1	584				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	22	1	22				
Custodial Closet	32	1	32				
Custodial Closet	51	1	51				
Custodial Closet	82	1	82				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				259	1	259	
Storeroom				319	1	319	
Custodial Storage	143	1	143				
Custodial Storage	273	1	273				
Custodial Storage (included in gross)	1,183	1					
Network / Telecom Room				200	1	200	
Tel/Data	26	2	52				
MDF Storage	244	1	244				
OTHER			**1,536**			**0**	
Other *(specify)*							
Computer Lab	1,360	1	1,360				
Green House	176	1	176				
Total Building Net Floor Area (NFA)			**46,161**			**50,059**	
Proposed Student Capacity / Enrollment			478			**478**	
Total Building Gross Floor Area (GFA)[2]			72,115			**76,114**	
Grossing factor (GFA/NFA)			**1.56**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Lincoln	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		23	**22,241**		**21**	**20,950**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,129	1	1,129				
Pre-Kindergarten w/ toilet	1,106	1	1,106				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,107	1	1,107				
Kindergarten w/ toilet	1,146	1	1,146				
Kindergarten w/ toilet	1,129	2	2,258				
General Classrooms - Grade 1-6				950	17	16,150	900 SF min - 1,000 SF max
1st Grade Classroom	898	1	898				
1st Grade Classroom	918	2	1,836				
2nd Grade Classroom	900	1	900				
2nd Grade Classroom	905	2	1,810				
2nd Grade Classroom	1,069	1	1,069				
3rd Grade Classroom	899	5	4,495				
4th Grade Classroom	899	3	2,697				
4th Grade Classroom	973	1	973				
Bubble Classroom	817	1	817				
SPECIAL EDUCATION			**4,424**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
Behavior Specialist	120	1	120				
ELL + OT/PT	256	1	256				
Social Worker	167	1	167				
ABE Program	812	1	812				
ABE Program	915	1	915				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Literacy Specialist	145	1	145				
Teacher Work Room & Literacy Intervention	146	1	146				
Teacher Work Room / Student Testing	218	1	218				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Time Out	73	1	73				
Time Out	94	1	94				
SPED Office	520	1	520				
ETC's Office	145	1	145				
Tutors Office / IT Server	458	1	458				
Speech / Physical Ed Office	355	1	355				
ART & MUSIC			**1,900**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	995	1	995				
Art Workroom w/ Storage & kiln				150	1	150	
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	905	1	905				
Music Practice / Ensemble				75	3	225	
HEALTH & PHYSICAL EDUCATION			**5,312**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,917	1	4,917				
Gym Storeroom				150	1	150	
Gym Storage	51	1	51				
Gym Storage	76	1	76				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
Coaches Room	268	1	268				
MEDIA CENTER			**1,374**			**2,839**	
Media Center / Reading Room				2,839	1	2,839	
Library	1,172	1	1,172				
Book Storage	202	1	202				
DINING & FOOD SERVICE			**4,707**			**6,978**	
Cafeteria / Dining				3,615	1	3,615	2 seatings - 15SF per seat
Cafeteria	2,139	1	2,139				
Stage				1,000	1	1,000	
Stage	481	1	481				
Stage Storage	135	1	135				
Chair / Table / Equipment Storage				361	1	361	
Kitchen				1,782	1	1,782	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	991	1	991				
Kitchen Office	52	1	52				
Kitchen Storage	239	1	239				
Kitchen Staff Toilet	34	2	68				
Barrel Wash	42	1	42				
Dishroom	103	1	103				
Freezer	104	1	104				
Refrigerator	103	1	103				
Staff Lunch Room				221	1	221	20 SF/Occupant
Teacher Dining & Conference	250	1	250				
MEDICAL			**194**			**510**	
Medical Suite Toilet				60	1	60	
Nurses' Toilet	45	1	45				
Nurses' Office / Waiting Room				250	1	250	

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Proposed Space Summary- Elementary Schools

Lincoln	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurses' Office	149	1	149				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**1,710**			**2,347**	
General Office / Waiting Room / Toilet				391	1	391	
Main Office	538	1	538				
Admin Storage	46	1	46				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	173	1	173				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Asst. Principal's Office	186	1	186				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	395	1	395				
Guidance Office				150	2	300	
Teacher / Consouling Office	178	1	178				
Guidance Storeroom				35	1	35	
Teachers' Work Room				391	1	391	
Teacher Work Room	194	1	194				
CUSTODIAL & MAINTENANCE			**570**			**2,082**	
Custodian's Office				150	1	150	
Custodial Office	120	1	120				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	34	2	68				
Custodial Closet	71	1	71				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				261	1	261	
Receiving & Storage	311	1	311				
Storeroom				321	1	321	
Network / Telecom Room				200	1	200	
OTHER			**1,041**			**0**	
Other *(specify)*							
Computer Lab	906	1	906				
CTI Program	135	1	135				
Total Building Net Floor Area (NFA)			**43,473**			**50,121**	
Proposed Student Capacity / Enrollment			482			**482**	
Total Building Gross Floor Area (GFA)[2]			62,456			**76,526**	
Grossing factor (GFA/NFA)			**1.44**			**1.53**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

McAuliffe	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**21,130**		**20**	**20,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,159	2	2,318				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,159	2	2,318				
Kindergarten w/ toilet	1,187	1	1,187				
Kindergarten w/ toilet	1,084	1	1,084				
General Classrooms - Grade 1-6				950	16	15,200	900 SF min - 1,000 SF max
1st Grade Classroom	845	1	845				
1st Grade Classroom	888	2	1,776				
1st Grade Classroom	920	1	920				
2nd Grade Classroom	847	1	847				
2nd Grade Classroom	894	2	1,788				
2nd Grade Classroom	927	1	927				
3rd Grade Classroom	892	4	3,568				
4th Grade Classroom	850	1	850				
4th Grade Classroom	892	2	1,784				
4th Grade Classroom	918	1	918				
SPECIAL EDUCATION			**4,227**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
Literacy Classroom	904	1	904				
SPED Classroom	435	1	435				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
SPED Resource Room	145	1	145				
SPED Resource Room	200	1	200				
SPED Resource Room	267	1	267				
SPED Resource Room	288	2	576				
SPED Resource Room	305	1	305				
SPED Lounge Area	232	1	232				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Social Worker Office	173	1	173				
SPED Office	254	2	508				
SPED Office Waiting	93	1	93				
SPED Storage	119	1	119				
SPED Storage	270	1	270				
ART & MUSIC			**2,398**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	975	1	975				
Art Workroom w/ Storage & kiln				150	1	150	
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	1,168	1	1,168				
Music Office	133	1	133				
Music Practice / Ensemble				75	3	225	
Music Practice	61	2	122				
Music Storage (included in gross)	55	1					
HEALTH & PHYSICAL EDUCATION			**5,185**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,898	1	4,898				
Gym Storeroom				150	1	150	
Gym Storage	287	1	287				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
MEDIA CENTER			**1,629**			**2,740**	
Media Center / Reading Room				2,740	1	2,740	
Library	946	1	946				
Library Conference / Quiet Reading Room	292	1	292				
Library Office	183	1	183				
Library Workroom	208	1	208				
DINING & FOOD SERVICE			**4,552**			**6,778**	
Cafeteria / Dining				3,450	1	3,450	2 seatings - 15SF per seat
Cafeterium	2,059	1	2,059				
Stage				1,000	1	1,000	
Stage	553	1	553				
Chair / Table / Equipment Storage				353	1	353	
Café Chair Storage	145	1	145				
Kitchen				1,760	1	1,760	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	967	1	967				
Kitchen Office	44	1	44				
Kitchen Storage	323	1	323				
Kitchen Toilet	34	2	68				
Can Wash Room	44	1	44				
Dishwash Room	119	1	119				
Freezer	115	1	115				
Refrigerator	115	1	115				
Staff Lunch Room				215	1	215	20 SF/Occupant
MEDICAL			**291**			**510**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	45	1	45				

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Proposed Space Summary- Elementary Schools

McAuliffe	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurses' Office / Waiting Room				250	1	250	
Nurse's Suite	246	1	246				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**1,920**			**2,325**	
General Office / Waiting Room / Toilet				380	1	380	
Main Office	367	1	367				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	152	1	152				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Principal's Office	402	1	402				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	221	1	221				
Guidance Office				150	2	300	
Guidance Storeroom				35	1	35	
Admin Storage	54	1	54				
Admin Storage	12	1	12				
Teachers' Work Room				380	1	380	
Teacher's Lounge / Work Room	712	1	712				
CUSTODIAL & MAINTENANCE			**1,136**			**2,060**	
Custodian's Office				150	1	150	
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	22	2	44				
Custodial Closet	78	1	78				
Custodial Closet	96	2	192				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				253	1	253	
Receiving and General Storage	426	1	426				
Storeroom				307	1	307	
Network / Telecom Room				200	1	200	
Server	396	1	396				
OTHER			**854**			**0**	
Other *(specify)*							
Computer Lab	854	1	854				
Total Building Net Floor Area (NFA)			**43,322**			**48,828**	
Proposed Student Capacity / Enrollment			460			**460**	
Total Building Gross Floor Area (GFA)[2]			63,655			**74,213**	
Grossing factor (GFA/NFA)			**1.47**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

McAvinnue	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		23	**22,097**		**21**	**20,950**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-K Classroom w/ Toilet	1,157	2	2,314				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten Classroom w/ Toilet	1,150	2	2,300				
Kindergarten Classroom w/ Toilet	1,139	2	2,278				
General Classrooms - Grade 1-6				950	17	16,150	900 SF min - 1,000 SF max
1st Grade Classroom	903	4	3,612				
2nd Grade Classroom	913	4	3,652				
2nd Grade Classroom (Swing Space)	825	1	825				
3rd Grade Classroom	903	4	3,612				
4th Grade Classroom	876	4	3,504				
SPECIAL EDUCATION			**5,553**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
ELL Classroom	292	1	292				
Literacy Center	876	1	876				
SPED Classroom & Office	306	1	306				
SPED Classroom	325	1	325				
SPED Classroom (PDD)	1,116	2	2,232				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Speech	321	1	321				
SPED Resource & Storage	378	1	378				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Social Worker's Office	333	1	333				
SPED Office	77	1	77				
SPED Office	147	1	147				
SPED Storage	66	2	132				
Speech Testing & Office	134	1	134				
ART & MUSIC			**2,342**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	893	1	893				
Art Room Office	316	1	316				
Art Workroom w/ Storage & kiln				150	1	150	
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom & Storage	1,133	1	1,133				
Music Practice / Ensemble				75	3	225	
HEALTH & PHYSICAL EDUCATION			**5,192**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,738	1	4,738				
Gym Storeroom				150	1	150	
PE Office & Storage	454	1	454				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
MEDIA CENTER			**1,903**			**2,839**	
Media Center / Reading Room				2,839	1	2,839	
Media Center	1,541	1	1,541				
Media Center Office	144	1	144				
Media Center Computer Lab	218	1	218				
DINING & FOOD SERVICE			**4,744**			**6,978**	
Cafeteria / Dining				3,615	1	3,615	2 seatings - 15SF per seat
Cafetorium	2,192	1	2,192				
Stage				1,000	1	1,000	
Stage Platform	405	1	405				
Chair / Table / Equipment Storage				361	1	361	
Stage Storage	78	1	78				
Kitchen				1,782	1	1,782	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	964	1	964				
Kitchen Office	55	1	55				
Kitchen Toliet	46	2	92				
Kitchen Storage	269	1	269				
Can Wash Room	28	1	28				
Dish Washing Room	116	1	116				
Freezer	99	1	99				
Refrigerator	106	1	106				
Staff Lunch Room				221	1	221	20 SF/Occupant
Teacher Planning	340	1	340				
MEDICAL			**270**			**510**	
Medical Suite Toilet				60	1	60	
Nurses' Suite Toilet	46	1	46				
Nurses' Office / Waiting Room				250	1	250	
Nurses' Suite	224	1	224				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**2,033**			**2,347**	
General Office / Waiting Room / Toilet				391	1	391	
Main Office	512	1	512				
Main Office Storage	54	1	54				
Teachers' Mail and Time Room				100	1	100	

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Proposed Space Summary- Elementary Schools

McAvinnue	Existing Conditions			Proposed			
				MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Duplicating Room				150	1	150	
Teacher Work Room & Copy Room	192	1	192				
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	275	1	275				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Principal's Office	160	1	160				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	156	1	156				
Guidance Office				150	2	300	
Parent Liason Office	100	1	100				
Guidance Storeroom				35	1	35	
Teachers' Work Room				391	1	391	
Teachers' Lounge	292	2	584				
CUSTODIAL & MAINTENANCE			**2,082**			**2,082**	
Custodian's Office				150	1	150	
Custodial Office	132	1	132				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	12	3	36				
Custodial Closet	26	1	26				
Custodial Closet	44	3	132				
Custodial Storage	111	1	111				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				261	1	261	
Receiving	74	1	74				
Storeroom				321	1	321	
General Building Storage	1,139	1	1,139				
Network / Telecom Room				200	1	200	
Custodial Equipment Storage & Tel	161	1	161				
A/V Storage & MDF Room	271	1	271				
OTHER			**0**			**0**	
Other *(specify)*							
Outdoor Play Court (exterior, not included)	4,590	1					
Total Building Net Floor Area (NFA)			**46,216**			**50,121**	
Proposed Student Capacity / Enrollment			482			**482**	
Total Building Gross Floor Area (GFA)[2]			70,326			**76,526**	
Grossing factor (GFA/NFA)			**1.52**			**1.53**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Moody	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**13,142**		**10**	**10,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet				1,200	2	2,400	1,100 SF min - 1,300 SF max
Kindergarten w/ Storage & Toilet	1,066	1	1,066				
Kindergarten w/ Storage	1,043	1	1,043				
General Classrooms - Grade 1-6				950	8	7,600	900 SF min - 1,000 SF max
1st Grade Classroom w/ Storage	1,049	1	1,049				
1st Grade Classroom w/ Storage	1,074	1	1,074				
2nd Grade Classroom w/ Storage	993	1	993				
2nd Grade Classroom w/ Storage	1,090	1	1,090				
3rd Grade Classroom w/ Storage	1,012	1	1,012				
3rd Grade Classroom w/ Storage	1,015	1	1,015				
3rd Grade Classroom w/ Storage	1,087	1	1,087				
4th Grade Classroom w/ Storage	1,039	1	1,039				
4th Grade Classroom w/ Storage	1,010	1	1,010				
4th Grade Classroom w/ Storage	1,092	1	1,092				
Coats & Backpacks	97	1	97				
Coats & Backpacks	116	2	232				
Coats & Backpacks	243	1	243				
SPECIAL EDUCATION			**1,363**			**3,020**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	2	1,900	8% of pop. in self-contained SPED
Literacy Classroom	676	1	676				
Self-Contained SPED - toilet				60	2	120	
Resource Room				500	1	500	1/2 size Genl. Clrm.
Parent Room	243	1	243				
Parent Liason, Literacy & Math Specialists	152	1	152				
SPED Teacher Resource Room	292	1	292				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
ART & MUSIC			**1,419**			**2,500**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	930	1	930				
Art Workroom w/ Storage & kiln				150	1	150	
Art Storage	209	1	209				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Teacher Office	222	1	222				
Music Storage	58	1	58				
Music Practice / Ensemble				75	2	150	
HEALTH & PHYSICAL EDUCATION			**4,772**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium / Auditorium / Stage	4,532	1	4,532				
Gym Storeroom				150	1	150	
Gym Storage	99	1	99				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
Physical Education Office	141	1	141				
MEDIA CENTER			**932**			**2,020**	
Media Center / Reading Room				2,020	1	2,020	
Library / Media Center	644	1	644				
Book & Reference Material Room	288	1	288				
DINING & FOOD SERVICE			**3,017**			**4,725**	
Cafeteria / Dining				1,725	1	1,725	2 seatings - 15SF per seat
Cafeteria	989	1	989				
Cafeteria	1,048	1	1,048				
Stage				1,000	1	1,000	
Chair / Table / Equipment Storage				200	1	200	
Cafeteria Storage	65	2	130				
Cafeteria Storage	392	1	392				
Kitchen				1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Food Serving	165	1	165				
Staff Lunch Room				200	1	200	20 SF/Occupant
Teacher's Dining & Lounge	198	1	198				
Storage	95	1	95				
MEDICAL			**89**			**410**	
Medical Suite Toilet				60	1	60	
Nurses' Office / Waiting Room				250	1	250	
Nurse's Office & Rest	89	1	89				
Examination Room / Resting				100	1	100	
ADMINISTRATION & GUIDANCE			**1,315**			**2,015**	
General Office / Waiting Room / Toilet				300	1	300	
Main Office	198	1	198				
Admin Storage	20	1	20				
Admin Storage	44	1	44				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	198	1	198				
Principal's Toilet	27	1	27				

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Proposed Space Summary- Elementary Schools

Moody	Existing Conditions			Proposed			
				MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Principal's Storage	19	1	19				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	198	1	198				
Conference Room Storage	19	1	19				
Conference Room Toilet	27	2	54				
Guidance Office				150	1	150	
Guidance Storeroom				35	1	35	
Teachers' Work Room				300	1	300	
Teacher's Work Room	538	1	538				
CUSTODIAL & MAINTENANCE			**1,446**			**1,900**	
Custodian's Office				150	1	150	
Custodial Office	317	1	317				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Storage	111	1	111				
Custodial Storage	28	1	28				
Custodial Storage & Sink	28	1	28				
Custodial Storage	31	2	62				
Custodial Storage	83	2	166				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				200	1	200	
Storeroom				200	1	200	
General Building Storage	390	1	390				
Custodial & General Building Storage	344	1	344				
Attic General Storage (in GSF)	3,845	1					
Network / Telecom Room				200	1	200	
OTHER			**0**			**0**	
Other *(specify)*							
Total Building Net Floor Area (NFA)			**27,495**			**32,890**	
Proposed Student Capacity / Enrollment			230			**230**	
Total Building Gross Floor Area (GFA)[2]			47,296			**41,400**	
Grossing factor (GFA/NFA)			**1.72**			**1.26**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Morey	Existing Conditions			Proposed / MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		22	**20,596**		**20**	**20,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,207	1	1,207				
Pre-Kindergarten w/ toilet	1,024	1	1,024				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,095	1	1,095				
Kindergarten w/ toilet	1,156	1	1,156				
Kindergarten w/ toilet	1,065	1	1,065				
Kindergarten w/ toilet	1,085	1	1,085				
General Classrooms - Grade 1-6				950	16	15,200	900 SF min - 1,000 SF max
1st Grade Classroom	862	4	3,448				
2nd Grade Classroom	907	4	3,628				
3rd Grade Classroom	861	4	3,444				
4th Grade Classroom	861	4	3,444				
SPECIAL EDUCATION			**4,238**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
OP/TP	250	1	250				
OP/TP	436	1	436				
Pre-K CSA Classroom w/ Toilet	792	1	792				
Pre-K CSA Classroom w/ Storage	667	1	667				
SPED Department Office	420	1	420				
SPED Department Storage	30	1	30				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Teacher Reading Resource	241	1	241				
Teacher Resource	286	1	286				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Project Room	186	6	1,116				
ART & MUSIC			**2,206**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	1,031	1	1,031				
Art Workroom w/ Storage & kiln				150	1	150	
Art Storage	115	1	115				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	1,060	1	1,060				
Music Practice / Ensemble				75	3	225	
Music Storage (included in gross)	240	1					
HEALTH & PHYSICAL EDUCATION			**5,486**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	5,140	1	5,140				
Gym Storeroom				150	1	150	
Gym Storage	179	1	179				
Gym Storage	48	1	48				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
Gym Office	119	1	119				
MEDIA CENTER			**2,226**			**2,740**	
Media Center / Reading Room				2,740	1	2,740	
Library	2,226	1	2,226				
DINING & FOOD SERVICE			**5,314**			**6,778**	
Cafeteria / Dining				3,450	1	3,450	2 seatings - 15SF per seat
Cafeteria	2,752	1	2,752				
Stage				1,000	1	1,000	
Stage	428	1	428				
Chair / Table / Equipment Storage				353	1	353	
Kitchen				1,760	1	1,760	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	976	1	976				
Kitchen Office	63	1	63				
Kitchen Dry Storage	176	1	176				
Kitchen Refridgerator	84	1	84				
Kitchen Walk-in Freezer	109	1	109				
Kitchen Toilets	58	2	116				
Staff Lunch Room				215	1	215	20 SF/Occupant
Teacher Lounge & Dining	510	1	510				
Teacher Lounge Bathrooms	50	2	100				
MEDICAL			**454**			**510**	
Medical Suite Toilet				60	1	60	
Nurses' Toilet	80	1	80				
Nurses' Office / Waiting Room				250	1	250	
Examination Room / Resting				100	2	200	
Nurses' Exam Eoom / Resting	374	1	374				
ADMINISTRATION & GUIDANCE			**1,742**			**2,325**	
General Office / Waiting Room / Toilet				380	1	380	
Main Office	447	1	447				
Teachers' Mail and Time Room				100	1	100	
Mail Room	218	1	218				
Duplicating Room				150	1	150	
Records Room				110	1	110	

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Proposed Space Summary- Elementary Schools

Morey	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	177	1	177				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Principal's Office	150	1	150				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	320	1	320				
Guidance Office				150	2	300	
Parent Liason	151	1	151				
Social Worker	135	1	135				
Guidance Storeroom				35	1	35	
Teachers' Work Room				380	1	380	
Teacher Storage	38	1	38				
Teacher Storage	53	2	106				
CUSTODIAL & MAINTENANCE			**1,257**			**2,060**	
Custodian's Office				150	1	150	
Custodial Office	173	1	173				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	10	1	10				
Custodial Closet	28	2	56				
Custodial Closet	40	1	40				
Custodial Closet	69	1	69				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				253	1	253	
Receiving	81	1	81				
Receiving	81	1	81				
Storeroom				307	1	307	
General Building Storage	650	1	650				
Network / Telecom Room				200	1	200	
MDF Server	97	1	97				
OTHER			**893**			**0**	
Other *(specify)*							
Computer Lab	893	1	893				
Total Building Net Floor Area (NFA)			**44,412**			**48,828**	
Proposed Student Capacity / Enrollment			460			**460**	
Total Building Gross Floor Area (GFA)[2]			68,405			**74,213**	
Grossing factor (GFA/NFA)			**1.54**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Murkland	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		22	**21,084**		**20**	**20,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet & storage	912	1	912				
Pre-Kindergarten w/ toilet & storage	1,122	1	1,122				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet & storage	1,122	2	2,244				
Kindergarten w/ toilet & storage	1,141	1	1,141				
Kindergarten w/ toilet & storage	1,099	1	1,099				
General Classrooms - Grade 1-6				950	16	15,200	900 SF min - 1,000 SF max
1st Grade Classroom	886	1	886				
1st Grade Classroom	889	1	889				
1st Grade Classroom	895	2	1,790				
2nd Grade Classroom	910	1	910				
2nd Grade Classroom	912	1	912				
2nd Grade Classroom	918	1	918				
2nd Grade Classroom	892	1	892				
3rd Grade Classroom	912	2	1,824				
3rd Grade Classroom	915	2	1,830				
4th Grade Classroom	912	2	1,824				
4th Grade Classroom	918	1	918				
4th Grade Classroom	973	1	973				
SPECIAL EDUCATION			**3,624**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
SPED Classroom	860	1	860				
SPED Classroom	886	1	886				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
SPED Office	364	1	364				
SPED Office	257	1	257				
Speech	164	1	164				
Social Worker	179	1	179				
Social Worker - Waiting	216	1	216				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Specialist Office	533	1	533				
SPED Time-out Room	73	1	73				
SPED Time-out Room	92	1	92				
ART & MUSIC			**2,028**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	1,045	1	1,045				
Art Workroom w/ Storage & kiln				150	1	150	
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	983	1	983				
Music Storage (included in gross)	132	1					
Music Practice / Ensemble				75	3	225	
HEALTH & PHYSICAL EDUCATION			**5,164**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,915	1	4,915				
Gym Storeroom				150	1	150	
Gymnasium Storage	51	1	51				
Gymnasium Storage	79	1	79				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
Physical Ed. Office	119	1	119				
MEDIA CENTER			**1,219**			**2,740**	
Media Center / Reading Room				2,740	1	2,740	
Media Center	1,219	1	1,219				
DINING & FOOD SERVICE			**4,610**			**6,778**	
Cafeteria / Dining				3,450	1	3,450	2 seatings - 15SF per seat
Cafetorium	2,133	1	2,133				
Stage				1,000	1	1,000	
Stage/Platform	471	1	471				
Chair / Table / Equipment Storage				353	1	353	
Table & Chair Storage	132	1	132				
Kitchen				1,760	1	1,760	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	979	1	979				
Kitchen Office	51	1	51				
Kitchen Storage	236	1	236				
Freezer	105	1	105				
Dishroom	100	1	100				
Cooler	105	1	105				
Can Room	42	1	42				
Staff Lunch Room				215	1	215	20 SF/Occupant
Teacher Work Room & Dining	256	1	256				
MEDICAL			**196**			**510**	
Medical Suite Toilet				60	1	60	
Nurses' Toilet	46	1	46				
Nurses' Office / Waiting Room				250	1	250	
Nurses' Room	150	1	150				
Examination Room / Resting				100	2	200	

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Proposed Space Summary- Elementary Schools

Murkland	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
ADMINISTRATION & GUIDANCE			**2,647**			**2,325**	
General Office / Waiting Room / Toilet				380	1	380	
Main Office	345	1	345				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Copy Room	197	1	197				
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	183	1	183				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Asst. Principal's Office	171	1	171				
Supervisory / Spare Office				120	1	120	
Office	201	1	201				
Office	142	2	284				
Conference Room				250	1	250	
Conference Room	389	1	389				
Guidance Office				150	2	300	
Guidance Storeroom				35	1	35	
Main Office Storage	45	1	45				
Teachers' Work Room				380	1	380	
Professional Development Staff Room	832	1	832				
CUSTODIAL & MAINTENANCE			**1,206**			**2,060**	
Custodian's Office				150	1	150	
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial	34	1	34				
Storage	71	1	71				
Storage	148	1	148				
Storage	67	1	67				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				253	1	253	
Receiving & Storage	438	1	438				
Storeroom				307	1	307	
Network / Telecom Room				200	1	200	
MDF Room & Book Processing	448	1	448				
OTHER			**1,159**			**0**	
Other *(specify)*							
Community Teamwork Classroom	267	1	267				
Computer Lab	892	1	892				
Total Building Net Floor Area (NFA)			**42,937**			**48,828**	
Proposed Student Capacity / Enrollment			460			**460**	
Total Building Gross Floor Area (GFA)[2]			62,050			**74,213**	
Grossing factor (GFA/NFA)			**1.45**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Pawtucketville	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		21	**19,133**		**19**	**19,050**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,356	1	1,356				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,143	4	4,572				
General Classrooms - Grade 1-6				950	15	14,250	900 SF min - 1,000 SF max
1st Grade Classroom	784	4	3,136				
2nd Grade Classroom	801	1	801				
2nd Grade Classroom	784	3	2,352				
3rd Grade Classroom	784	4	3,136				
4th Grade Classroom	945	4	3,780				
SPECIAL EDUCATION			**6,587**			**4,530**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	3	2,850	8% of pop. in self-contained SPED
Occupational Therapy	143	1	143				
PDD (Autism)	784	2	1,568				
SPED Classroom	784	1	784				
Adjustment Room	404	1	404				
Adjustment Room	420	1	420				
SPED Playroom	451	1	451				
Self-Contained SPED - toilet				60	3	180	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Literacy Center	784	1	784				
SPED / Social Worker	404	1	404				
Social Worker	376	1	376				
Speech	196	1	196				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
SPED Room	224	1	224				
SPED Room	200	2	400				
Time Out	201	1	201				
SPED Storage	57	1	57				
SPED Storage	55	1	55				
SPED Lounge	120	1	120				
ART & MUSIC			**2,540**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	1,068	1	1,068				
Art Workroom w/ Storage & kiln				150	1	150	
Kiln Room	125	1	125				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music	1,091	1	1,091				
Music Practice / Ensemble				75	3	225	
Practice Room	152	1	152				
Practice Room	104	1	104				
HEALTH & PHYSICAL EDUCATION			**6,411**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	5,926	1	5,926				
Gym Storeroom				150	1	150	
Gym Storage	396	1	396				
Lockers	89	1	89				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
MEDIA CENTER			**2,040**			**2,659**	
Media Center / Reading Room				2,659	1	2,659	
Library	2,040	1	2,040				
DINING & FOOD SERVICE			**5,776**			**6,615**	
Cafeteria / Dining				3,315	1	3,315	2 seatings - 15SF per seat
Cafeteria	2,896	1	2,896				
Stage				1,000	1	1,000	
Platform	747	1	747				
Chair / Table / Equipment Storage				347	1	347	
Kitchen				1,742	1	1,742	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,206	1	1,206				
Kitchen Office	70	1	70				
Kitchen Storage	425	1	425				
Freezer	118	1	118				
Dishwashing	134	1	134				
Refriderator	110	1	110				
Trash Room	70	1	70				
Staff Lunch Room				211	1	211	20 SF/Occupant
MEDICAL			**354**			**510**	
Medical Suite Toilet				60	1	60	
H.C. Boys Toilet	50	1	50				
H.C. Girls Toilet	57	1	57				
Nurses' Office / Waiting Room				250	1	250	
Nurses' Office	247	1	247				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**2,823**			**2,157**	
General Office / Waiting Room / Toilet				371	1	371	
Main Office	795	1	795				

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Proposed Space Summary- Elementary Schools

Pawtucketville	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Copy	293	1	293				
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	223	1	223				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Prinicipal's Office	420	1	420				
Supervisory / Spare Office				120	1	120	
Office	175	1	175				
Conference Room				250	1	250	
Conference Room	259	1	259				
Guidance Office				150	1	150	
Parent Liason	161	1	161				
Guidance Storeroom				35	1	35	
Admin Storage	55	1	55				
Teachers' Work Room				371	1	371	
Teacher Lounge / Copy	442	1	442				
CUSTODIAL & MAINTENANCE			**2,672**			**2,042**	
Custodian's Office				150	1	150	
Custodial Office	192	1	192				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	30	2	60				
Custodial Closet	32	1	32				
Custodial Closet	88	1	88				
Custodial Storage	217	1	217				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				247	1	247	
Receiving	151	1	151				
Storeroom				295	1	295	
Custodial Storage	157	1	157				
Custodial Storage	188	2	376				
Custodial Storage	239	1	239				
Custodial Storage	443	1	443				
Network / Telecom Room				200	1	200	
AV Storage	290	1	290				
Tech Services	172	1	172				
MDF Room	255	1	255				
OTHER			**2,598**			**0**	
Other *(specify)*							
Community Pre-K Classroom	923	1	923				
Community Teamwork Classroom	403	1	403				
Computer Lab	1,080	1	1,080				
Small Greenhouse Classroom	192	1	192				
Outdoor Science Courtyard (not included)	3,730	1					
Total Building Net Floor Area (NFA)			**50,934**			**46,438**	
Proposed Student Capacity / Enrollment			442			**442**	
Total Building Gross Floor Area (GFA)[2]			78,424			**72,238**	
Grossing factor (GFA/NFA)			**1.54**			**1.56**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Reilly	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**26,171**		**23**	**22,850**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten Classroom w/ Toilet	994	2	1,988				
Kindergarten Classroom w/ Toilet	1,404	2	2,808				
Kindergarten Classroom	970	1	970				
General Classrooms - Grade 1-6				950	19	18,050	900 SF min - 1,000 SF max
1st Grade Classroom	970	5	4,850				
2nd Grade Classroom	973	5	4,865				
3rd Grade Classroom	1,069	5	5,345				
4th Grade Classroom	1,069	5	5,345				
SPECIAL EDUCATION			**6,321**			**6,040**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
Life Skills	976	1	976				
Content Literacy	873	1	873				
New Comers (ELL)	1,084	1	1,084				
Tutor	1,084	1	1,084				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	3	1,500	1/2 size Genl. Clrm.
Social Worker's Office	176	1	176				
SPED Room	497	2	994				
SPED Room	240	1	240				
SPED Room	287	1	287				
Timeout	103	1	103				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Literature Center	504	1	504				
ART & MUSIC			**1,990**			**3,800**	
Art Classroom - 25 seats				1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	795	1	795				
Art Office	143	1	143				
Art Workroom w/ Storage & kiln				150	2	300	
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom / Stage	1,052	1	1,052				
Music Practice / Ensemble				75	4	300	
HEALTH & PHYSICAL EDUCATION			**7,328**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	6,714	1	6,714				
Gym Storeroom				150	1	150	
Gym Storage	276	1	276				
Gym Storage	216	1	216				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
Gym Office	122	1	122				
MEDIA CENTER			**1,475**			**3,055**	
Media Center / Reading Room				3,055	1	3,055	
Library	1,475	1	1,475				
DINING & FOOD SERVICE			**5,446**			**7,414**	
Cafeteria / Dining				3,975	1	3,975	2 seatings - 15SF per seat
Cafeteria	3,510	1	3,510				
Stage				1,000	1	1,000	
Chair / Table / Equipment Storage				377	1	377	
Kitchen				1,830	1	1,830	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,099	1	1,099				
Kitchen Office	77	1	77				
Kitchen Storage	213	1	213				
Freezer	232	1	232				
Refrigerator	232	1	232				
Staff Toilet/Locker	83	1	83				
Staff Lunch Room				233	1	233	20 SF/Occupant
MEDICAL			**488**			**610**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	76	1	76				
Nurses' Office / Waiting Room				250	1	250	
Nurse's Suite	297	1	297				
Nurse's Office	115	1	115				
Examination Room / Resting				100	3	300	
ADMINISTRATION & GUIDANCE			**2,518**			**2,395**	
General Office / Waiting Room / Toilet				415	1	415	
Main Office w/ 2 Toilets	321	1	321				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	
Safe	28	1	28				
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	215	1	215				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Assistant Principal's Office	157	1	157				

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Proposed Space Summary- Elementary Schools

Reilly	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Supervisory / Spare Office				120	1	120	
Office (use unknown)	201	1	201				
Office (use unknown)	234	1	234				
Office (use unknown)	167	1	167				
Office (use unknown)	160	2	320				
Conference Room				250	1	250	
Conference Room	474	1	474				
Guidance Office				150	2	300	
Guidance Storeroom				35	1	35	
Teachers' Work Room				415	1	415	
Teachers' Lounge	401	1	401				
CUSTODIAL & MAINTENANCE			**888**			**2,130**	
Custodian's Office				150	1	150	
Custodial Office	134	1	134				
Custodial Toilet/Shower	57	1	57				
Custodian's Workshop				375	1	375	
Custodial Break Room	267	1	267				
Custodian's Storage				375	1	375	
Custodial Closet	33	2	66				
Custodial Closet	59	1	59				
Custodial Closet	75	1	75				
Custodial Closet	89	1	89				
Custodial Closet	127	1	127				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				277	1	277	
Storeroom				353	1	353	
Network / Telecom Room				200	1	200	
MDF Room	14	1	14				
OTHER			**0**			**0**	
Other *(specify)*							
Total Building Net Floor Area (NFA)			**52,625**			**54,594**	
Proposed Student Capacity / Enrollment			530			**530**	
Total Building Gross Floor Area (GFA)[2]			74,129			**81,178**	
Grossing factor (GFA/NFA)			**1.41**			**1.49**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

Shaughnessy	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		42	**19,987**		**20**	**20,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,157	1	1,157				
Kindergarten w/ toilet				1,200	4	4,800	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,194	1	1,194				
Kindergarten w/ toilet	1,186	1	1,186				
Kindergarten w/ toilet	1,204	2	2,408				
General Classrooms - Grade 1-6				950	16	15,200	900 SF min - 1,000 SF max
1st Grade Classroom	854	1	854				
1st Grade Classroom	839	2	1,678				
1st Grade Classroom	850	1	850				
2nd Grade Classroom	855	1	855				
2nd Grade Classroom	854	2	1,708				
2nd Grade Classroom	850	1	850				
3rd Grade Classroom	855	1	855				
3rd Grade Classroom	850	2	1,700				
3rd Grade Classroom	854	1	854				
4th Grade Classroom	859	1	859				
4th Grade Classroom	840	1	840				
4th Grade Classroom	844	1	844				
4th Grade Classroom	852	1	852				
Small Classroom	443	1	443				
SPECIAL EDUCATION			**4,888**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	8% of pop. in self-contained SPED
SPED Classroom	805	1	805				
SPED Classroom	946	1	946				
Kindergarten Plus	946	1	946				
Self-Contained SPED - toilet				60	4	240	
Resource Room				500	2	1,000	1/2 size Genl. Clrm.
Lit Support	142	1	142				
Math Support	313	1	313				
Seminar Support	293	1	293				
Student Support (1 on 1)	307	1	307				
Social Workers	214	1	214				
Social Worker Office	257	1	257				
Social Worker Office Storage	49	1	49				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Office OT/Special Language	206	1	206				
SPED Office	94	1	94				
SPED Practice Room	66	2	132				
SPED Storage	76	1	76				
SPED Storage	108	1	108				
ART & MUSIC			**909**			**2,575**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art	850	1	850				
Art Workroom w/ Storage & kiln				150	1	150	
Art Storage	59	1	59				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble				75	3	225	
Music Storage (included in gross)	82	1					
HEALTH & PHYSICAL EDUCATION			**5,155**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	4,959	1	4,959				
Gym Storeroom				150	1	150	
Gym Storage	196	1	196				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
MEDIA CENTER			**1,097**			**2,740**	
Media Center / Reading Room				2,740	1	2,740	
Library	987	1	987				
Library Aid Office	110	1	110				
DINING & FOOD SERVICE			**4,979**			**6,778**	
Cafeteria / Dining				3,450	1	3,450	2 seatings - 15SF per seat
Cafetorium	2,316	1	2,316				
Stage				1,000	1	1,000	
Stage	295	1	295				
Chair / Table / Equipment Storage				353	1	353	
Stage Storage	109	1	109				
Cafeteria Storage	182	1	182				
Kitchen				1,760	1	1,760	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	882	1	882				
Kitchen Office	54	1	54				
Kitchen Corridor	150	1	150				
Kitchen Toilet & Lockers (M)	84	1	84				
Kitchen Toilet & Lockers (W)	83	1	83				
Kitchen Storage	66	1	66				
Kitchen Storage	248	1	248				
Dishwash Room	156	1	156				
Freezer	86	1	86				
Refrigerator	76	1	76				
Staff Lunch Room				215	1	215	20 SF/Occupant
Teacher Lounge	192	1	192				
MEDICAL			**341**			**510**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	45	1	45				
Nurse's Toilet	46	1	46				

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Proposed Space Summary- Elementary Schools

Shaughnessy	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurses' Office / Waiting Room				250	1	250	
Nurse's Office	250	1	250				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**2,154**			**2,325**	
General Office / Waiting Room / Toilet				380	1	380	
Main Office	344	1	344				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Copy / Storage	62	1	62				
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	181	1	181				
Principal's Toilet	44	1	44				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office				120	0	-	
Vice Principal's Office	388	1	388				
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room	212	1	212				
Guidance Office				150	2	300	
Guidance Storeroom				35	1	35	
Teachers' Storage	55	1	55				
Storage	26	1	26				
Teachers' Work Room				380	1	380	
Teachers' Lounge	199	1	199				
Work Room	94	1	94				
Teachers' Book Storage	549	1	549				
CUSTODIAL & MAINTENANCE			**1,926**			**2,060**	
Custodian's Office				150	1	150	
Custodial Office	95	1	95				
Custodial Office / Supply	176	1	176				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
Custodial Closet	24	5	120				
Custodial Closet	68	1	68				
Recycling Room / Trash				400	1	400	
Trash / Custodial	48	1	48				
Receiving and General Supply				253	1	253	
Receiving	414	1	414				
Custodial Supplies / Elecatrical Room	200	1	200				
Storeroom				307	1	307	
Custodial Storage	67	1	67				
Custodial Storage	56	1	56				
Custodial Storage	283	1	283				
Network / Telecom Room				200	1	200	
Copy / MDF	399	1	399				
OTHER			**854**			**0**	
Other *(specify)*							
Computer Lab	854	1	854				
Total Building Net Floor Area (NFA)			**42,290**			**48,828**	
Proposed Student Capacity / Enrollment			460			**460**	
Total Building Gross Floor Area (GFA)[2]			63,918			**74,213**	
Grossing factor (GFA/NFA)			**1.51**			**1.52**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- Elementary Schools

	Proposed						
Washington	**Existing Conditions**			**MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)**			
ROOM TYPE	**ROOM NFA[1]**	# OF RMS	**area totals**	**ROOM NFA[1]**	# OF RMS	**area totals**	**Comments**
CORE ACADEMIC SPACES			**9,728**		**10**	**10,000**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ Storage	975	1	975				
Kindergarten w/ toilet				1,200	2	2,400	1,100 SF min - 1,300 SF max
Kindergarten w/ Storage	863	1	863				
Kindergarten w/ Storage	880	1	880				
General Classrooms - Grade 1-6				950	8	7,600	900 SF min - 1,000 SF max
1st Grade Classroom w/ Storage	880	2	1,760				
2nd Grade Classroom w/ Storage	850	1	850				
2nd Grade Classroom w/ Storage	880	1	880				
3rd Grade Classroom w/ Storage	880	2	1,760				
4th Grade Classroom w/ Storage	880	2	1,760				
SPECIAL EDUCATION			**3,757**			**3,020**	
(List rooms of different sizes separately)							
Self-Contained SPED				950	2	1,900	8% of pop. in self-contained SPED
K-1 SPED Classroom (PDD) w/ Storage	980	1	980				
1-4 SPED Classroom (PDD) w/ Storage	950	1	950				
Self-Contained SPED - toilet				60	2	120	
SPED Toilet	22	1	22				
Resource Room				500	1	500	1/2 size Genl. Clrm.
Kinder Learning Center	96	1	96				
1st Grade Learning Center	102	1	102				
2nd Grade Learning Center	127	1	127				
Math Learning Center	273	1	273				
Learning Center	273	1	273				
Literacy Center	680	1	680				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Math Room	127	1	127				
Speech Room	127	1	127				
ART & MUSIC			**1,527**			**2,500**	
Art Classroom - 25 seats				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	420	1	420				
Art Workroom w/ Storage & kiln				150	1	150	
Art Storage	143	1	143				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	964	1	964				
Music Practice / Ensemble				75	2	150	
HEALTH & PHYSICAL EDUCATION			**1,237**			**6,300**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	1,194	1	1,194				
Gym Storeroom				150	1	150	
Gym Storage	43	1	43				
Health Instructor's Office w/ Shower & Toilet				150	1	150	
MEDIA CENTER			**975**			**2,020**	
Media Center / Reading Room				2,020	1	2,020	
Media Center / Library	975	1	975				
DINING & FOOD SERVICE			**1,025**			**4,725**	
Cafeteria / Dining				1,725	1	1,725	2 seatings - 15SF per seat
Cafeteria	970	1	970				
Stage				1,000	1	1,000	
Chair / Table / Equipment Storage				200	1	200	
Cafeteria Storage	55	1	55				
Kitchen				1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room				200	1	200	20 SF/Occupant
MEDICAL			**150**			**410**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	22	1	22				
Nurses' Office / Waiting Room				250	1	250	
Nurse's Office	128	1	128				
Examination Room / Resting				100	1	100	
ADMINISTRATION & GUIDANCE			**1,907**			**2,015**	
General Office / Waiting Room / Toilet				300	1	300	
Administration Office	244	1	244				
Admin Toilet	21	1	21				
Admin Storage	23	1	23				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				150	1	150	
Records Room				110	1	110	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	245	1	245				
Principal's Toilet	22	1	22				
Principal's Storage	22	1	22				
Principal's Secretary / Waiting				125	1	125	

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Proposed Space Summary- Elementary Schools

	Proposed						
Washington	**Existing Conditions**			**MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)**			
ROOM TYPE	**ROOM NFA[1]**	# OF RMS	**area totals**	**ROOM NFA[1]**	# OF RMS	**area totals**	**Comments**
Assistant Principal's Office				120	0	-	
Supervisory / Spare Office				120	1	120	
Conference Room				250	1	250	
Conference Room / Staff Office	637	1	637				
Conference Toilet	24	1	24				
Conference Storage	45	1	45				
Guidance Office				150	1	150	
Parent Liason	127	1	127				
Guidance Storeroom				35	1	35	
Teachers' Work Room				300	1	300	
Staff Work Room / Copy Room	139	1	139				
Staff Work Room Toilet	22	1	22				
Staff Room	336	1	336				
CUSTODIAL & MAINTENANCE			**1,874**			**1,900**	
Custodian's Office				150	1	150	
Custodial Office	281	1	281				
Custodian's Workshop				375	1	375	
Custodian's Storage				375	1	375	
General Storage	560	1	560				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				200	1	200	
Storeroom				200	1	200	
Storage	21	1	21				
Storage	77	1	77				
Storage	91	1	91				
Storage	183	1	183				
Storage	272	1	272				
Storage	389	1	389				
Network / Telecom Room				200	1	200	
OTHER			**0**			**0**	
Other *(specify)*							
Total Building Net Floor Area (NFA)			**22,180**			**32,890**	
Proposed Student Capacity / Enrollment			230			**230**	
Total Building Gross Floor Area (GFA)[2]			36,432			**41,400**	
Grossing factor (GFA/NFA)			**1.64**			**1.26**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Butler	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**20,593**			**24,000**	
(List classrooms of different sizes separately)							
Classroom - General				950	18	17,100	850 SF min - 950 SF max
5th Grade Classroom	851	1	851				
5th Grade Classroom	869	2	1,738				
5th Grade Classroom	812	1	812				
6th Grade Classroom	848	2	1,696				
6th Grade Classroom	858	2	1,716				
6th Grade Classroom	846	2	1,692				
7th Grade Classroom	856	4	3,424				
7th Grade Classroom	859	1	859				
8th Grade Classroom	843	1	843				
8th Grade Classroom	849	2	1,698				
8th Grade Classroom	859	1	859				
8th Grade Classroom	809	1	809				
Small Group Seminar (20-30 seats) / Resource				500	1	500	
Science Classroom / Lab				1,200	5	6,000	1 period / day / student
Science Lab	1,019	1	1,019				
Science Lab	1,050	1	1,050				
Science Lab	1,176	1	1,176				
Prep Room				80	5	400	
Science Prep	351	1	351				
SPECIAL EDUCATION			**8,339**			**6,040**	
(List classrooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	assumed 8% of pop. in self-contained SPED
SPED Classroom	285	1	285				
SPED Classroom	290	3	870				
SPED Classroom	301	3	903				
SPED Classroom	312	1	312				
SPED Classroom	985	1	985				
EDB Classroom & Storage	1,124	1	1,124				
ESL Classroom	255	1	255				
ESL Classroom	288	1	288				
ESL Classroom	316	1	316				
Self-Contained SPED Toilet				60	4	240	
Resource Room				500	3	1,500	1/2 size Genl. Clrm.
Literacy Resource & Storage	1,140	1	1,140				
Math Resource	986	1	986				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Speech / Language Room w/ Storage	298	1	298				
SPED Office	129	1	129				
SPED Storage	108	1	108				
SPED Team Room	340	1	340				
ART & MUSIC			**5,849**			**3,050**	
Art Classroom				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Room	1,589	1	1,589				
Arts & Graphics Room	1,303	1	1,303				
Art Workroom w/ Storage & kiln				150	1	150	
Art Office	86	1	86				
Kiln Room	86	1	86				
Band / Chorus - 100 seats				1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom - Band	1,431	1	1,431				
Music Classroom	1,013	1	1,013				
Music Practice / Ensemble				200	1	200	
Practice Room	69	3	207				
Music Office	134	1	134				
VOCATIONS & TECHNOLOGY			**989**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Computer Lab	989	1	989				
Tech Shop - (E.G. Consumer, Wood)				2,000	1	2,000	Assumed use - 25% Population - 5 times/week
HEALTH & PHYSICAL EDUCATION			**9,175**			**8,400**	
Gymnasium				6,000	1	6,000	
Gymnasium	6,157	1	6,157				
Gym Storeroom				150	1	150	
Gymnasium Storage	359	1	359				
Gymnasium Storage	227	1	227				
Health Instructor's Office w/ Shower & Toilet				250	1	250	
Team M & W Offices w/ Shower & Toilet	200	2	400				
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
Locker Rooms Boys & Girls w/ Toilets	1,016	2	2,032				
MEDIA CENTER			**2,672**			**3,278**	
Media Center / Reading Room				3,278	1	3,278	
Media Center	2,381	1	2,381				
Media Center Office	139	1	139				
Media Center Workroom	152	1	152				
DINING & FOOD SERVICE			**5,240**			**7,778**	
Cafetorium / Dining				3,780	1	3,780	2 seatings - 15SF per seat
Cafeteria	2,964	1	2,964				
Stage				1,600	1	1,600	
Chair / Table / Equipment Storage				368	1	368	
Kitchen				1,804	1	1,804	1600 SF for first 300 + 1 SF/student Add'l

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Proposed Space Summary - Middle Schools

Butler	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen	991	1	991				
Kitchen Office	70	1	70				
Kitchen Storage	90	1	90				
Kitchen Storage	244	1	244				
Dish Washing Room	155	1	155				
Freezer	148	1	148				
Refrigerator	125	1	125				
Staff Lunch Room				226	1	226	20 SF/Occupant
Staff Kitchen	136	1	136				
Teacher's Lounge	317	1	317				
MEDICAL			**467**			**610**	
Medical Suite Toilet				60	1	60	
Nurses' Office / Waiting Room				250	1	250	
Nurses' Office / Waiting Room	343	1	343				
Examination Room / Resting				100	3	300	
Nurses' Resting Room	62	2	124				
ADMINISTRATION & GUIDANCE			**3,228**			**3,154**	
General Office / Waiting Room / Toilet				352	1	352	
Main Office & Storage	768	1	768				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				200	1	200	
Copy Lounge	323	1	323				
Records Room				200	1	200	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	180	1	180				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				150	1	150	
Asst. Principal's Office	127	1	127				
Assistant Principal's Office - AP2				150	1	150	
Supervisory / Spare Office				150	1	150	
Conference Room				350	1	350	
Conference Room	201	1	201				
Conference Room	156	1	156				
Conference Room / Office	988	1	988				
Guidance Office				150	3	450	
Guidance Office	124	1	124				
Parent Center	361	1	361				
Guidance Waiting Room				100	1	100	
Guidance Storeroom				50	1	50	
Teachers' Work Room				402	1	402	
CUSTODIAL & MAINTENANCE			**2,038**			**1,979**	
Custodian's Office				150	1	150	
Custodial Office	197	1	197				
Custodial Toilet & Lockers (included in gross)	100	2					
Custodian's Workshop				250	1	250	
Custodial Area / Storage	659	1	659				
Custodian's Storage				375	1	375	
Custodial Closet / Storage	24	6	144				
Custodial Closet / Storage	36	3	108				
Custodial Closet / Storage	42	1	42				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				268	1	268	
Receiving	68	1	68				
Storeroom				336	1	336	
Storage Room (included in gross)	200	1					
Storage Room (included in gross)	156	1					
Storage Room (included in gross)	102	1					
Storage Room (included in gross)	67	2					
Network / Telecom Room				200	1	200	
Headend Room	428	1	428				
MDF Storage Room	343	1	343				
Computer Network Room	49	1	49				
OTHER			**4,287**			**0**	
Other *(specify)*							
Auditorium							
Stage & Assembly Space	3,440	1	3,440				
Projection / Sound Room	245	1	245				
Stage Storage	381	1	381				
Stage Storage	221	1	221				
Total Building Net Floor Area (NFA)			**62,877**			**61,489**	
Proposed Student Capacity / Enrollment			504			**504**	
Total Building Gross Floor Area (GFA)[2]			96,572			**91,267**	
Grossing factor (GFA/NFA)			**1.54**			**1.48**	

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[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Proposed Space Summary - Middle Schools

Daley	Existing Conditions			Proposed Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**20,858**			**29,618**			**36,560**	
(List classrooms of different sizes separately)										
Classroom - General							950	28	26,600	850 SF min - 950 SF max
5th Grade Math / Science	726	3	2,178	726	3	2,178				
5th Grade SS / ELA	726	3	2,178	726	3	2,178				
6th Grade ED / BD	800	1	800	800	1	800				
6th Grade ELA / SS	714	2	1,428	714	2	1,428				
6th Grade ELA / Science	697	1	697	697	1	697				
6th Grade Math / Science	708	2	1,416	708	2	1,416				
6th Grade Math / Science	722	1	722	722	1	722				
7th Grade English	725	1	725	725	1	725				
7th Grade Math	706	1	706	706	1	706				
7th Grade Science	706	1	706	706	1	706				
7th Grade SS	742	1	742	742	1	742				
7th/8th Grade ELA	694	1	694	694	1	694				
7th/8th Grade Math	700	1	700	700	1	700				
7th/8th Grade SS	680	1	680	680	1	680				
8th Grade General	786	1	786	786	1	786				
8th Grade English	701	1	701	701	1	701				
8th Grade Math	711	1	711	711	1	711				
8th Grade SS	720	1	720	720	1	720				
Additional MSBA Classroom				900	4	3,600				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Additional MSBA Sm Group Seminar				500	2	1,000				
Science Classroom / Lab							1,200	7	8,400	1 period / day / student
7th/8th Grade Science Lab	1,056	1	1,056	1,056	1	1,056				
7th/8th Grade Science Lab	1,088	1	1,088	1,088	1	1,088				
7th/8th Grade Science	711	1	711	711	1	711				
8th Grade Science	713	1	713	713	1	713				
Additional MSBA Science CR / Lab				1,200	3	3,600				
Prep Room							80	7	560	
Additional MSBA Prep Room				80	7	560				
SPECIAL EDUCATION		17	**8,168**			**9,428**			**9,060**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	6	5,700	assumed 8% of pop. in self-contained SPED
5th Grade SPED Classroom	346	1	346	346	1	346				
6th Grade SPED Classroom	320	1	320	320	1	320				
7th Grade SPED Classroom	332	2	664	332	2	664				
8th Grade SPED Classroom	362	1	362	362	1	362				
Life Skills Classroom	816	1	816	816	1	816				
Life Skills Classroom	855	1	855	855	1	855				
Life Skills Changing Room	164	1	164	164	1	164				
FCS Classroom & Storage	1,418	1	1,418	1,418	1	1,418				
Additional MSBA SPED CR				900	1	900				
Self-Contained SPED Toilet							60	6	360	
Additional MSBA SPED Toilet				60	6	360				
Resource Room							500	4	2,000	1/2 size Genl. Clrm.
Math Resource Room	940	1	940	940	1	940				
Math Support & Intervention	372	1	372	372	1	372				
Math Support & Intervention	519	1	519	519	1	519				
PARA / ELA Tutor	227	1	227	227	1	227				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Math Tutor	388	1	388	388	1	388				
Tutor	232	2	464	232	2	464				
Tutor	313	1	313	313	1	313				
ART & MUSIC		5	**4,928**			**5,328**			**4,600**	
Art Classroom							1,200	2	2,400	assumed use - 50% population 2 times / week
Art Classroom	1,317	1	1,317	1,317	1	1,317				
Writing Classroom & Storage	961	1	961	961	1	961				
Art Workroom w/ Storage & kiln							150	2	300	
Kiln Room	100	1	100	100	1	100				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom	1,291	1	1,291	1,291	1	1,291				
Music Classroom Suite	1,259	1	1,259	1,259	1	1,259				
Music Practice / Ensemble							200	2	400	
Additional MSBA Music Practice				200	2	400				
VOCATIONS & TECHNOLOGY		3	**3,093**			**6,293**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab & Storage	1,053	1	1,053	1,053	1	1,053				
Mechanical Room / Book Storage	502	1	502	502	1	502				
Additional MSBA Tech CR				1,200	1	1,200				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
Technical Education	1,538	1	1,538	1,538	1	1,538				
Additional MSBA Tech Shop				2,000	1	2,000				
HEALTH & PHYSICAL EDUCATION			**13,258**			**13,258**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	7,188	1	7,188	7,188	1	7,188				
Fitness	961	1	961	961	1	961				
Gym Storeroom							150	1	150	
Gym Storage	216	1	216	216	1	216				
Gym Storage	102	1	102	102	1	102				
Health Instructor's Office w/ Shower & Toilet							250	1	250	
PE Office	92	2	184	92	2	184				
Staff Toilet	35	1	35	35	1	35				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms - Girls w/ Toilets & Storage	2,792	1	2,792	2,792	1	2,792				
Locker Rooms - Boys w/ Toilets & Storage	1,780	1	1,780	1,780	1	1,780				
MEDIA CENTER			**2,721**			**4,934**			**4,934**	
Media Center / Reading Room							4,934	1	4,934	
Library	2,024	1	2,024	2,024	1	2,024				
Computer Room	217	1	217	217	1	217				
Library Storage	140	1	140	140	1	140				
Library Storage	340	1	340	340	1	340				
Additional MSBA Media Center Space				2,213	1	2,213				
DINING & FOOD SERVICE			**6,647**			**8,920**			**10,394**	
Cafetorium / Dining							5,940	1	5,940	2 seatings - 15SF per seat

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Proposed Space Summary - Middle Schools

Daley	Existing Conditions			Proposed Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Cafeteria	4,293	1	4,293	4,293	1	4,293				
Additional MSBA Cafeteria Space				1,647	1	1,647				
Stage							1,600	1	1,600	See Other for Stage
Chair / Table / Equipment Storage							464	1	464	
Additional MSBA Equipment Storage				464	1	464				
Kitchen							2,092	1	2,092	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,196	1	1,196	1,196	1	1,196				
Kitchen Office	57	1	57	57	1	57				
Kitchen Storage	299	1	299	299	1	299				
Kitchen Storage	65	2	130	65	2	130				
Dish Washing Room	200	1	200	200	1	200				
Freezer	113	1	113	113	1	113				
Refridgerator	111	1	111	111	1	111				
Staff Locker & Toilet	112	1	112	112	1	112				
Staff Lunch Room							298	1	298	20 SF/Occupant
Kitchenette	136	1	136	136	1	136				
Additional MSBA Staff Lunch Room				162	1	162				
MEDICAL			**525**			**925**			**710**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	81	1	81	81	1	81				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Suite	149	1	149	149	1	149				
Nurses' Office	295	1	295	295	1	295				
Examination Room / Resting							100	4	400	
Additional MSBA Exam Room				100	4	400				
ADMINISTRATION & GUIDANCE			**2,758**			**3,704**			**3,592**	
General Office / Waiting Room / Toilet							496	1	496	
Main Office	301	1	301	301	1	301				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teacher's Mail /Time Room				100	1	100				
Duplicating Room							200	1	200	
Additional MSBA Duplicating Room				200	1	200				
Records Room							200	1	200	
Safe / Vault	77	1	77	77	1	77				
Additional MSBA Records Room				123	1	123				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	178	1	178	178	1	178				
Additional MSBA Principal's Conf Area				197	1	197				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Assistant Principal's Office	182	1	182	182	1	182				
Assistant Principal's Office - AP2							150	1	150	
Supervisory / Spare Office							150	1	150	
Office	228	1	228	228	1	228				
Instruction Office	154	1	154	154	1	154				
Conference Room							350	1	350	
Conference Room	149	1	149	149	1	149				
Additional MSBA Conference Room				201	1	201				
Guidance Office							150	4	600	
Guidance Suite	771	1	771	771	1	771				
Guidance Waiting Room							100	1	100	
Guidance Storeroom							50	1	50	
Teachers' Work Room							546	1	546	
Teachers' Work Room / Lounge	359	2	718	359	2	718				
CUSTODIAL & MAINTENANCE			**2,159**			**2,959**			**2,267**	
Custodian's Office							150	1	150	
Additional MSBA Custodian's Office				150	1	150				
Custodian's Workshop							250	1	250	
Additional MSBA Custodian's Workshop				250	1	250				
Custodian's Storage							375	1	375	
Custodial Closet	19	2	38	19	2	38				
Custodial Closet	74	5	370	74	5	370				
Custodial Closet	102	1	102	102	1	102				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling Room / Trash				400	1	400				
Receiving and General Supply							364	1	364	
Receiving	90	1	90	90	1	90				
Shipping & Receiving	651	1	651	651	1	651				
Storeroom							528	1	528	
Storage	129	1	129	129	1	129				
Storage	275	2	550	275	2	550				
Storage (included in gross)	152	4								
Storage (included in gross)	344	2								
Network / Telecom Room							200	1	200	
Server Room	229	1	229	229	1	229				
OTHER			**3,001**			**3,001**			**0**	
Other *(specify)*										
Auditorium										
Stage	683	1	683	683	1	683				
Assembly Area	2,300	1	2,300	2,300	1	2,300				
Lift	18	1	18	18	1	18				
Total Additional MSBA NFA						20,252				
Total Building Net Floor Area (NFA)			**68,116**			**88,368**			**86,917**	
Proposed Student Capacity / Enrollment			792			792			**792**	
Total Building Gross Floor Area (GFA)[2]			111,810			**126,720**			**126,720**	
Grossing factor (GFA/NFA)			**1.64**			**1.43**			**1.46**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Robinson	Existing Conditions			Proposed Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**28,276**			**33,116**			**36,560**	
(List classrooms of different sizes separately)										
Classroom - General							950	28	26,600	850 SF min - 950 SF max
5th Grade Classroom	780	1	780	780	1	780				
5th Grade Classroom	787	1	787	787	1	787				
5th Grade Classroom	798	2	1,596	798	2	1,596				
5th Grade Classroom	813	2	1,626	813	2	1,626				
5th Grade Classroom	824	1	824	824	1	824				
6th Grade Classroom	717	1	717	717	1	717				
6th Grade Classroom	816	1	816	816	1	816				
6th Grade Classroom	824	3	2,472	824	3	2,472				
6th Grade Classroom	843	1	843	843	1	843				
7th Grade Classroom	745	1	745	745	1	745				
7th Grade Classroom	803	1	803	803	1	803				
7th Grade Classroom	820	2	1,640	820	2	1,640				
7th Grade Classroom	954	2	1,908	954	2	1,908				
7th Grade Classroom	1,039	1	1,039	1,039	1	1,039				
8th Grade Classroom	793	2	1,586	793	2	1,586				
8th Grade Classroom	804	3	2,412	804	3	2,412				
8th Grade Classroom	813	2	1,626	813	2	1,626				
7th/8th Grade Classroom	800	1	800	800	1	800				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Additional MSBA Sm Group Seminar				500	2	1,000				
Science Classroom / Lab							1,200	7	8,400	1 period / day / student
Science Lab	1,083	1	1,083	1,083	1	1,083				
Science Lab	1,130	1	1,130	1,130	1	1,130				
Science Lab	1,216	1	1,216	1,216	1	1,216				
Science Lab	1,347	1	1,347	1,347	1	1,347				
Additional MSBA Science Labs				1,200	3	3,600				
Prep Room							80	7	560	
Science Storage	74	1	74	74	1	74				
Science Storage	115	2	230	115	2	230				
Additional MSBA Prep Rooms				80	3	240				
ELA Storage	176	1	176	176	1	176				
SPECIAL EDUCATION			**7,051**			**8,861**			**9,060**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	6	5,700	assumed 8% of pop. in self-contained SPED
PDD Classroom	1,323	1	1,323	1,323	1	1,323				
Language Based Classroom	1,383	1	1,383	1,383	1	1,383				
SPED Classroom	953	1	953	953	1	953				
ELL Classroom	691	1	691	691	1	691				
ELL Classroom	584	1	584	584	1	584				
Additional MSBA SPED Classroom				950	1	950				
Self-Contained SPED Toilet							60	6	360	
Additional MSBA SPED Toilet				60	6	360				
Resource Room							500	4	2,000	1/2 size Genl. Clrm.
SPED Resource	200	1	200	200	1	200				
SPED Resource	406	1	406	406	1	406				
Hearing Impaired Resource	388	1	388	388	1	388				
SPED Offices	266	1	266	266	1	266				
SPED Office	81	1	81	81	1	81				
Additional MSBA Resource Room				500	1	500				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Pull Out Room	388	2	776	388	2	776				
ART & MUSIC			**2,044**			**4,744**			**4,600**	
Art Classroom							1,200	2	2,400	assumed use - 50% population 2 times / week
Art Classroom	1,289	1	1,289	1,289	1	1,289				
Additional MSBA Art Classroom				1,200	1	1,200				
Art Workroom w/ Storage & kiln							150	2	300	
Art Storage	137	2	274	137	2	274				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Additional MSBA Band / Chorus Room				1,500	1	1,500				
Music Practice / Ensemble							200	2	400	
Music Practice Room	95	3	285	95	3	285				
Band Office	196	1	196	196	1	196				
VOCATIONS & TECHNOLOGY			**3,248**			**6,448**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	985	1	985	985	1	985				
Tech-Services	430	1	430	430	1	430				
Additional MSBA Tech CR				1,200	1	1,200				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
STEM & Catie's Closet	1,833	1	1,833	1,833	1	1,833				
Additional MSBA Tech Shop				2,000	1	2,000				
HEALTH & PHYSICAL EDUCATION			**11,730**			**11,730**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	7,153	1	7,153	7,153	1	7,153				
Health Education Classroom	473	1	473	473	1	473				
Gym Storeroom							150	1	150	
Gym Storage	168	2	336	168	2	336				
Gym Storage	146	1	146	146	1	146				
Gym Storage	88	1	88	88	1	88				
Health Instructor's Office w/ Shower & Toilet							250	1	250	
Instructor's Locker & Shower	161	2	322	161	2	322				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Boys Locker Room	1,538	1	1,538	1,538	1	1,538				
Girls Locker Room	1,674	1	1,674	1,674	1	1,674				
MEDIA CENTER			**2,770**			**4,934**			**4,934**	
Media Center / Reading Room							4,934	1	4,934	
Media Center	1,867	1	1,867	1,867	1	1,867				
Literacy Center	647	1	647	647	1	647				
Book Storage	256	1	256	256	1	256				
Additional MSBA Media Center Space				2,164	1	2,164				
DINING & FOOD SERVICE			**10,115**			**11,338**			**10,394**	
Cafetorium / Dining							5,940	1	5,940	2 seatings - 15SF per seat
Cafeteria	3,774	1	3,774	3,774	1	3,774				
Cafertorium	2,362	1	2,362	2,362	1	2,362				
Stage							1,600	1	1,600	
Stage	841	1	841	841	1	841				
Additional MSBA Stage Space				759	1	759				
Chair / Table / Equipment Storage							464	1	464	
Additional MSBA Equipment Storage				464	1	464				

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Proposed Space Summary - Middle Schools

Robinson	Existing Conditions			Proposed Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen							2,092	1	2,092	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,556	1	1,556	1,556	1	1,556				
Kitchen Office	97	1	97	97	1	97				
Kitchen Storage	301	1	301	301	1	301				
Kitchen Storage	167	1	167	167	1	167				
Dish Washing Room	211	1	211	211	1	211				
Freezer	81	1	81	81	1	81				
Refrigerator	80	1	80	80	1	80				
Staff Toilet	29	1	29	29	1	29				
Staff Toilet	46	1	46	46	1	46				
Staff Lunch Room							298	1	298	20 SF/Occupant
Staff Dining	570	1	570	570	1	570				
MEDICAL			**503**			**595**			**710**	
Medical Suite Toilet							60	1	60	
Nurse's Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurse's Waiting	140	1	140	140	1	140				
Nurse's Storage	67	1	67							
Additional MSBA Nurse's Office Space				110	1	110				
Examination Room / Resting							100	4	400	
Nurse's Exam Room	251	1	251	251	1	251				
Additional MSBA Nurse's Exam Space				49	1	49				
ADMINISTRATION & GUIDANCE			**2,419**			**4,135**			**3,592**	
General Office / Waiting Room / Toilet							496	1	496	
Main Office	546	1	546	546	1	546				
Staff Toilet	36	1	36	36	1	36				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail /Time Room				100	1	100				
Duplicating Room							200	1	200	
Additional MSBA Duplicating Room				200	1	200				
Records Room							200	1	200	
Vault	45	1	45	45	1	45				
Additional MSBA Records Room				155	1	155				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	150	1	150	150	1	150				
Additional MSBA Principal's Conf Area				225	1	225				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Asst. Principal's Office	398	1	398	398	1	398				
Assistant Principal's Office - AP2							150	1	150	
Supervisory / Spare Office							150	1	150	
Office	157	1	157	157	1	157				
Office	70	2	140	70	2	140				
Resource Officer	129	1	129	129	1	129				
Conference Room							350	1	350	
Conference Room	111	1	111	111	1	111				
Additional MSBA Conference Room Space				239	1	239				
Guidance Office							150	4	600	
Guidance Office	270	1	270	270	1	270				
Social Worker's Office	105	1	105	105	1	105				
Parent Liason	106	1	106	106	1	106				
School Psychologist	202	1	202	202	1	202				
Guidance Waiting Room							100	1	100	
Additional MSBA Guidance Waiting Room				100	1	100				
Guidance Storeroom							50	1	50	
Storage	8	3	24	8	3	24				
Additional MSBA Guidance Storage				26	1	26				
Teachers' Work Room							546	1	546	
Additional MSBA Guidance Storage				546	1	546				
CUSTODIAL & MAINTENANCE			**1,782**			**2,859**			**2,267**	
Custodian's Office							150	1	150	
Custodial Office	101	1	101	101	1	101				
Custodian's Workshop							250	1	250	
Maintenance Room	332	1	332	332	1	332				
Custodian's Storage							375	1	375	
Custodial Closet	23	2	46	23	2	46				
Custodial Closet	36	3	108	36	3	108				
Custodial Closet	59	1	59	59	1	59				
Additional MSBA Custodial Closet				162	1	162				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							364	1	364	
Additional MSBA Recycling / Trash Room				364	1	364				
Storeroom							528	1	528	
Custodial Storeroom	946	1	946	946	1	946				
Outside Storage	141	1	141	141	1	141				
Network / Telecom Room							200	1	200	
Data Room	49	1	49	49	1	49				
Additional MSBA Network / Telcom Room				151	1	151				
OTHER			**0**			**0**			**0**	
Other *(specify)*										
Total Additional MSBA NFA						18,889				
Total Building Net Floor Area (NFA)			**69,938**			**88,760**			**86,917**	
Proposed Student Capacity / Enrollment			792			792			**792**	
Total Building Gross Floor Area (GFA)[2]			99,181			**126,720**			**126,720**	
Grossing factor (GFA/NFA)			**1.42**			**1.43**			**1.46**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Stoklosa	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**26,633**			**25,900**	
(List classrooms of different sizes separately)							
Classroom - General				950	20	19,000	850 SF min - 950 SF max
5th Grade Classroom	825	1	825				
5th Grade Classroom	870	1	870				
5th Grade Classroom	882	1	882				
5th Grade Classroom	897	1	897				
5th Grade Classroom	907	1	907				
6th Grade Classroom	829	1	829				
6th Grade Classroom	856	2	1,712				
6th Grade Classroom	873	1	873				
6th Grade Classroom	907	1	907				
6th Grade Classroom	1,040	1	1,040				
7th Grade Classroom	825	1	825				
7th Grade Classroom	842	2	1,684				
7th Grade Classroom	870	1	870				
7th Grade Classroom	882	1	882				
8th Grade Classroom	907	1	907				
8th Grade Classroom	829	1	829				
8th Grade Classroom	856	2	1,712				
8th Grade Classroom	873	1	873				
8th Grade Classroom	902	2	1,804				
8th Grade Classroom	1,272	1	1,272				
Small Group Seminar (20-30 seats) / Resource				500	1	500	
Science Classroom / Lab				1,200	5	6,000	1 period / day / student
5th Grade Science Classroom	1,160	2	2,320				
7th Grade Science Classrooms	1,163	1	1,163				
8th Grade Science Classrooms	1,156	1	1,156				
Prep Room				80	5	400	
Science Classroom Prep	201	2	402				
Storage & Acid Neutalization Tank	192	1	192				
SPECIAL EDUCATION			**6,808**			**6,040**	
(List classrooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	assumed 8% of pop. in self-contained SPED
SPED Classroom	626	1	626				
ELL Classroom	971	1	971				
SPED Life Skills	1,002	1	1,002				
Self-Contained SPED Toilet				60	4	240	
Resource Room				500	3	1,500	1/2 size Genl. Clrm.
Instructional Specialist	1,040	1	1,040				
English Specialist	129	1	129				
SPED Resource	342	2	684				
Speech Specialist	299	1	299				
Social Worker	89	1	89				
Social Worker	160	1	160				
SPED Storage	194	1	194				
SPED Storage	350	1	350				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Individual Grade Specialist	306	2	612				
Individual Grade Specialist	326	2	652				
ART & MUSIC			**5,445**			**3,050**	
Art Classroom				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,074	1	1,074				
Art Classroom	1,050	1	1,050				
Art Workroom w/ Storage & kiln				150	1	150	
Art Storage	196	1	196				
Kiln Room	99	1	99				
Band / Chorus - 100 seats				1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom	1,525	1	1,525				
Music Classroom	1,501	1	1,501				
Music Practice / Ensemble				200	1	200	
VOCATIONS & TECHNOLOGY			**1,467**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	489	1	489				
Computer Lab	978	1	978				
Tech Shop - (E.G. Consumer, Wood)				2,000	2	4,000	Assumed use - 25% Population - 5 times/week
HEALTH & PHYSICAL EDUCATION			**9,342**			**8,400**	
Gymnasium				6,000	1	6,000	
Gymnasium	5,897	1	5,897				
Health Classroom	1,525	1	1,525				
Gym Storeroom				150	1	150	
Gym Storage	292	1	292				
Health & Music Storage	242	1	242				
Health Instructor's Officew/ Shower & Toilet				250	1	250	
Health Instructor's Office	81	2	162				
Health Instructor's Shower/Toilet	57	2	114				
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
Locker Rooms - Boys / Girls w/ Toilets	555	2	1,110				
MEDIA CENTER			**4,377**			**3,692**	
Media Center / Reading Room				3,692	1	3,692	
Media Center	3,862	1	3,862				
Media Center Office	146	1	146				
Media Storage	57	1	57				
Book Storage	312	1	312				
DINING & FOOD SERVICE			**5,823**			**8,432**	
Cafetorium / Dining				4,320	1	4,320	2 seatings - 15SF per seat
Cafeteria	3,177	1	3,177				
Stage				1,600	1	1,600	
Chair / Table / Equipment Storage				392	1	392	
Café Storage	233	1	233				
Kitchen				1,876	1	1,876	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,267	1	1,267				
Kitchen Office	65	1	65				
Kitchen Storage	119	1	119				
Can Wash Room	41	1	41				
Freezer	132	1	132				
Refrigerator	125	1	125				
Staff Toilet	55	2	110				
Staff Lunch Room				244	1	244	20 SF/Occupant

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Proposed Space Summary - Middle Schools

Stoklosa	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Teacher Dining	390	1	390				
Kitchenette Storage	164	1	164				
MEDICAL			**615**			**610**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	45	1	45				
Nurses' Office / Waiting Room				250	1	250	
Nurse's Suite	454	1	454				
Examination Room / Resting				100	3	300	
Nurse's Exam Room	116	1	116				
ADMINISTRATION & GUIDANCE			**2,364**			**3,226**	
General Office / Waiting Room / Toilet				388	1	388	
Main Office	618	1	618				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				200	1	200	
Records Room				200	1	200	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	168	1	168				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				150	1	150	
Assistant Principal's Office	153	1	153				
Assistant Principal's Office - AP2				150	1	150	
Supervisory / Spare Office				150	1	150	
Police Officer Office	54	1	54				
Middlesex Community College Liason	63	1	63				
Conference Room				350	1	350	
Conference Room	175	1	175				
Guidance Office				150	3	450	
Parent Liason	117	1	117				
Guidance Office	137	1	137				
Guidance Waiting Room				100	1	100	
Waiting Room	294	1	294				
Guidance Storeroom				50	1	50	
Admin Storage	31	1	31				
Teachers' Work Room				438	1	438	
Teachers' Work Room	277	2	554				
CUSTODIAL & MAINTENANCE			**2,694**			**2,051**	
Custodian's Office				150	1	150	
Custodial Office	305	1	305				
Custodian's Workshop				250	1	250	
Custodian's Work Room	199	1	199				
Custodian's Storage				375	1	375	
Custodian's Closet	26	2	52				
Custodian's Closet	56	3	168				
Custodian's Closet	89	1	89				
Exterior Storage Closet (Included in gross)	112	1					
Recycling Room / Trash				400	1	400	
Receiving and General Supply				292	1	292	
Receiving and General Supply	265	1	265				
Storeroom				384	1	384	
Custodian's Storage	312	1	312				
Custodian's Storage	397	2	794				
General Building Storage (Included in gross)	742	1					
Network / Telecom Room				200	1	200	
A/V MDF	192	1	192				
IDF Closet	44	3	132				
IDF Closet	72	1	72				
Headend Room	114	1	114				
OTHER			**4,889**			**0**	
Other *(specify)*							
Auditorium							
Stage	1,198	1	1,198				
Stage Storage	195	1	195				
Assembly Space	3,496	1	3,496				
Total Building Net Floor Area (NFA)			**70,457**			**67,801**	
Proposed Student Capacity / Enrollment			576			**576**	
Total Building Gross Floor Area (GFA)[2]			105,465			**100,751**	
Grossing factor (GFA/NFA)			**1.50**			**1.49**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

	Proposed						
Sullivan	Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**23,291**			**25,900**	
(List classrooms of different sizes separately)							
Classroom - General				950	20	19,000	850 SF min - 950 SF max
5th Grade Classroom	806	2	1,612				
5th Grade Classroom	856	1	856				
5th Grade Classroom	877	2	1,754				
5th Grade Classroom	1,108	1	1,108				
6th Grade Classroom	815	2	1,630				
6th Grade Classroom	872	1	872				
6th Grade Classroom	893	1	893				
6th Grade Classroom	946	1	946				
6th Grade Classroom	973	1	973				
7th Grade Classroom	800	1	800				
7th Grade Classroom	854	1	854				
7th Grade Classroom	1,055	2	2,110				
7th Grade Classroom	1,133	1	1,133				
8th Grade Classroom	813	2	1,626				
8th Grade Classroom	835	1	835				
8th Grade Classroom	935	1	935				
8th Grade Classroom	1,411	1	1,411				
Small Group Seminar (20-30 seats) / Resource				500	1	500	
Science Classroom / Lab				1,200	5	6,000	1 period / day / student
7th Grade Science Lab	1,133	1	1,133				
8th Grade Science Lab	1,146	1	1,146				
Prep Room				80	5	400	
Science Prep	446	1	446				
Science Storage	109	2	218				
SPECIAL EDUCATION			**6,767**			**6,040**	
(List classrooms of different sizes separately)							
Self-Contained SPED				950	4	3,800	assumed 8% of pop. in self-contained SPED
5th Grade Lifeskills Classroom & Storage	1,306	1	1,306				
SPED Classroom	384	3	1,152				
SPED Classroom	343	1	343				
SPED Classroom	400	1	400				
SPED Classroom	814	1	814				
SPED Classroom - EPDB	830	1	830				
Self-Contained SPED Toilet				60	4	240	
Resource Room				500	3	1,500	1/2 size Genl. Clrm.
ELA Classroom	392	1	392				
ELL Classroom	389	1	389				
ELL Classroom	427	1	427				
ELL Classroom	456	1	456				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
Time Out Room	258	1	258				
ART & MUSIC			**3,812**			**3,050**	
Art Classroom				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,116	1	1,116				
Art Classroom	822	1	822				
Art Workroom w/ Storage & kiln				150	1	150	
Art Office / Storage	86	1	86				
Art Storage	133	1	133				
Art Storage	73	1	73				
Art Closet	6	1	6				
Darkroom	197	1	197				
Kiln Room	64	1	64				
Band / Chorus - 100 seats				1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom	1,138	1	1,138				
Music Practice / Ensemble				200	1	200	
Music Office	177	1	177				
VOCATIONS & TECHNOLOGY			**2,348**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	930	1	930				
Collaboration Room	1,418	1	1,418				
Tech Shop - (E.G. Consumer, Wood)				2,000	2	4,000	Assumed use - 25% Population - 5 times/week
HEALTH & PHYSICAL EDUCATION			**8,990**			**8,400**	
Gymnasium				6,000	1	6,000	
Gymnasium	5,789	1	5,789				
Gym Storeroom				150	1	150	
Gym Storage	32	2	64				
Gym Storage	186	1	186				
Health Instructor's Office w/ Shower & Toilet				250	1	250	
Health Instructor's Office w/ Shower & Toilet	188	2	376				
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
Locker Rooms - Girls w/ Toilets	1,280	1	1,280				
Locker Rooms - Boys w/ Toilets	1,295	1	1,295				
MEDIA CENTER			**2,591**			**3,692**	
Media Center / Reading Room				3,692	1	3,692	
Library	2,460	1	2,460				
Library Office	131	1	131				
DINING & FOOD SERVICE			**5,185**			**8,432**	
Cafetorium / Dining				4,320	1	4,320	2 seatings - 15SF per seat
Cafeteria	3,230	1	3,230				
Stage				1,600	1	1,600	
Chair / Table / Equipment Storage				392	1	392	
Kitchen				1,876	1	1,876	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	999	1	999				
Kitchen Office	74	1	74				
Kitchen Dry Storage	68	1	68				
Kitchen Dry Storage	284	1	284				
Dishwashing Room	205	1	205				
Freezer	77	1	77				
Refrigerator	80	1	80				
Staff Lunch Room				244	1	244	20 SF/Occupant
Main Office Kitchenette	168	1	168				
MEDICAL			**545**			**610**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	50	2	100				
Nurses' Office / Waiting Room				250	1	250	

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Proposed Space Summary - Middle Schools

Sullivan	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurse's Suite	361	1	361				
Examination Room / Resting				100	3	300	
Nurse's Resting Rooms	42	2	84				
ADMINISTRATION & GUIDANCE			**3,536**			**3,226**	
General Office / Waiting Room / Toilet				388	1	388	
Main Office	608	1	608				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				200	1	200	
Copy Room	244	1	244				
Teacher's Copy / Lounge	302	1	302				
Records Room				200	1	200	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	222	1	222				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				150	1	150	
Assistant Pricinipal's Office	165	1	165				
Assistant Principal's Office - AP2				150	1	150	
Supervisory / Spare Office				150	1	150	
Office	114	2	228				
Office Vestibule	41	1	41				
Conference Room				350	1	350	
Conference Room	122	1	122				
Guidance Office				150	3	450	
Counseling	46	3	138				
Guidance Office	169	1	169				
Parents Lounge	258	1	258				
Social Worker	414	1	414				
Guidance Waiting Room				100	1	100	
Guidance Storeroom				50	1	50	
Admin Storage	16	2	32				
Storage	33	1	33				
Teachers' Work Room				438	1	438	
Teacher's Lounge	252	1	252				
Teacher's Lounge	308	1	308				
CUSTODIAL & MAINTENANCE			**2,059**			**2,051**	
Custodian's Office				150	1	150	
Custodial Office	205	1	205				
Custodian's Workshop				250	1	250	
Custodian's Storage				375	1	375	
Custodial Closet	36	2	72				
Custodial Closet	87	2	174				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				292	1	292	
Receiving	319	1	319				
Receiving	157	1	157				
Storeroom				384	1	384	
Custodial Storage	120	2	240				
Custodial Storage	273	1	273				
Custodial Storage (Included in gross)	159	1					
Network / Telecom Room				200	1	200	
MDF	55	1	55				
MDF / Media	354	1	354				
Tech Servers	111	1	111				
Telecom	99	1	99				
OTHER			**4,968**			**0**	
Other *(specify)*							
Auditorium							
Stage	1,181	1	1,181				
Stage Storage	104	2	208				
Stage Storage	120	2	240				
Auditorium	2,290	1	2,290				
Auditorium Vestibule	162	2	324				
Auditorium Corridor	247	1	247				
Auditorium Corridor	393	1	393				
Storage / Projection	85	1	85				
Total Building Net Floor Area (NFA)			**64,092**			**67,801**	
Proposed Student Capacity / Enrollment			576			**576**	
Total Building Gross Floor Area (GFA)[2]			97,213			**100,751**	
Grossing factor (GFA/NFA)			**1.52**			**1.49**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - Middle Schools

Wang	Existing Conditions			Proposed Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**24,590**			**33,839**			**36,560**	
(List classrooms of different sizes separately)										
Classroom - General							950	28	26,600	850 SF min - 950 SF max
5th Grade Classroom - English	824	2	1,648	824	2	1,648				
5th Grade Classroom - ELA / SS	857	1	857	857	1	857				
5th Grade Classroom - Math	820	2	1,640	820	2	1,640				
6th Grade Classroom - English	806	2	1,612	806	2	1,612				
6th Grade Classroom - ELA / SS	842	1	842	842	1	842				
6th Grade Classroom - ELA / SS	816	1	816	816	1	816				
6th Grade Classroom - Math	780	2	1,560	780	2	1,560				
7th & 8th Grade Classroom	834	1	834	834	1	834				
7th & 8th Grade Classroom - ELA	815	1	815	815	1	815				
7th & 8th Grade Classroom - English	819	1	819	819	1	819				
7th & 8th Grade Classroom - English	857	1	857	857	1	857				
7th & 8th Grade Classroom - English / SS	1,020	1	1,020	1,020	1	1,020				
7th & 8th Grade Classroom - Math	798	1	798	798	1	798				
7th & 8th Grade Classroom - Math / Science	1,033	2	2,066	1,033	2	2,066				
7th & 8th Grade Classroom - SS	860	1	860	860	1	860				
Additional MSBA Classrooms				900	8	7,200				
Small Group Seminar (20-30 seats) / Resource							500	2	1,000	
Tutoring Room w/ Vestibule	151	1	151	151	1	151				
Additional MSBA Sm Group Seminar Space				349	1	349				
Additional MSBA Sm Group Seminar				500	1	500				
Science Classroom / Lab							1,200	7	8,400	1 period / day / student
5th Grade Classroom & Storage - Science	1,113	1	1,113	1,113	1	1,113				
6th Grade Classroom - Science	1,395	2	2,790	1,395	2	2,790				
7th & 8th Grade Classroom - Science	1,060	2	2,120	1,060	2	2,120				
7th & 8th Grade Classroom - Science	830	1	830	830	1	830				
Additional MSBA Science Classroom				1,200	1	1,200				
Prep Room							80	7	560	
Science Prep / Storage	542	1	542	542	1	542				
SPECIAL EDUCATION			**6,324**			**8,821**			**9,060**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	6	5,700	assumed 8% of pop. in self-contained SPED
7th & 8th Grade SPED Classroom	302	2	604	302	2	604				
EDB Classroom w/ Storage	408	1	408	408	1	408				
ESL Classroom	387	1	387	387	1	387				
ESL Classroom	803	1	803	803	1	803				
ESL Classroom w/ Storage	498	1	498	498	1	498				
Life Skills Classroom w/ Storage	1,267	1	1,267	1,267	1	1,267				
SPED Classroom w/ Storage	467	1	467	467	1	467				
SPED Classroom	374	1	374	374	1	374				
SPED Classroom	287	2	574	287	2	574				
Self-Contained SPED Toilet							60	6	360	
Additional MSBA SPED Toilet				60	6	360				
Resource Room							500	4	2,000	1/2 size Genl. Clrm.
SPED Office	250	1	250	250	1	250				
Speech & Language Office	169	1	169	169	1	169				
Tutor Room	160	1	160	160	1	160				
Additional MSBA Resource Room				500	3	1,500				
Small Group Room / Reading							500	2	1,000	1/2 size Genl. Clrm.
Reading / Literacy	363	1	363	363	1	363				
Additional MSBA Sm Group Room / Reading				137	1	137				
Additional MSBA Sm Group Room / Reading				500	1	500				
ART & MUSIC			**3,794**			**4,133**			**4,600**	
Art Classroom							1,200	2	2,400	assumed use - 50% population 2 times / week
Art Classroom & Storage	962	1	962	962	1	962				
Art Classroom & Storage	1,224	1	1,224	1,224	1	1,224				
Art Workroom w/ Storage & kiln							150	2	300	
Dark Room	76	1	76	76	1	76				
Additional MSBA Art Work				74	1	74				
Band / Chorus - 100 seats							1,500	1	1,500	assumed use - 50% population 2 times / week
Music Classroom & Storage	1,231	1	1,231	1,231	1	1,231				
Music Suite Corridor	166	1	166	166	1	166				
Music Practice / Ensemble							200	2	400	
Practice Room	45	3	135	45	3	135				
Additional MSBA Ensemble				265	1	265				
VOCATIONS & TECHNOLOGY			**2,250**			**6,250**			**6,400**	
Tech Clrm. - (E.G. Drafting, Business)							1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Computer Lab	1,402	1	1,402	1,402	1	1,402				
Computer Lab	848	1	848	848	1	848				
Tech Shop - (E.G. Consumer, Wood)							2,000	2	4,000	Assumed use - 25% Population - 5 times/week
Additional MSBA Tech Shop				2,000	2	4,000				
HEALTH & PHYSICAL EDUCATION			**9,114**			**9,200**			**8,400**	
Gymnasium							6,000	1	6,000	
Gymnasium	5,835	1	5,835	5,835	1	5,835				
Weight Room	338	1	338	338	1	338				
Gym Storeroom							150	1	150	
Gym Storeroom	32	2	64	32	2	64				
Additional MSBA Gym Storeroom				86	1	86				
Health Instructor's Office w/ Shower & Toilet							250	1	250	
Health Instructor's Off w/ Toilets & Showers	178	2	356	178	2	356				
Locker Rooms - Boys / Girls w/ Toilets							1,000	2	2,000	
Locker Rooms - Boys w/ Toilets & Showers	1,265	1	1,265	1,265	1	1,265				
Locker Rooms - Girls w/ Toilets & Showers	1,256	1	1,256	1,256	1	1,256				
MEDIA CENTER			**2,890**			**4,934**			**4,934**	
Media Center / Reading Room							4,934	1	4,934	
Library	2,498	1	2,498	2,498	1	2,498				
Instructional Specialist Office	136	1	136	136	1	136				
Library Storage	65	1	65	65	1	65				
Tech Services	191	1	191	191	1	191				
Additional MSBA Media Center				2,044	1	2,044				
DINING & FOOD SERVICE			**5,112**			**8,579**			**10,394**	
Cafetorium / Dining							5,940	1	5,940	2 seatings - 15SF per seat
Cafeteria	2,937	1	2,937	2,937	1	2,937				
Additional MSBA Cafeteria Space				3,003	1	3,003				
Stage							1,600	1	1,600	
Chair / Table / Equipment Storage							464	1	464	
Additional MSBA Equipment Storage				464	1	464				

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Proposed Space Summary - Middle Schools

Wang	Existing Conditions			Proposed Approximation Based on LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen							2,092	1	2,092	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	960	1	960	960	1	960				
Kitchen Office	65	1	65	65	1	65				
Kitchen Storage	87	1	87	87	1	87				
Kitchen Toilet	26	2	52	26	2	52				
Kitchen Vestibule	76	1	76	76	1	76				
Dishwashing Room	191	1	191	191	1	191				
Dry Good Storage	327	1	327	327	1	327				
Refrigerator	73	1	73	73	1	73				
Freezer	73	1	73	73	1	73				
Staff Lunch Room							298	1	298	20 SF/Occupant
Teacher's Lounge	271	1	271	271	1	271				
MEDICAL			**299**			**674**			**710**	
Medical Suite Toilet							60	1	60	
Nurses' Toilet	45	1	45	45	1	45				
Nurses' Office / Waiting Room							250	1	250	
Nurses' Suite	175	1	175	175	1	175				
Additional MSBA Nurse's Office				75	1	75				
Examination Room / Resting							100	4	400	
Nurses' Exam Room & Storage	79	1	79	79	1	79				
Additional MSBA Exam Rooms				100	3	300				
ADMINISTRATION & GUIDANCE			**2,752**			**4,025**			**3,592**	
General Office / Waiting Room / Toilet							496	1	496	
Main Office Suite	838	1	838	838	1	838				
Teachers' Mail and Time Room							100	1	100	
Additional MSBA Teachers' Mail/Time Room				100	1	100				
Duplicating Room							200	1	200	
Copy Room	114	1	114	114	1	114				
Copy Room	270	1	270	270	1	270				
Records Room							200	1	200	
Additional MSBA Records Room				200	1	200				
Principal's Office w/ Conference Area							375	1	375	
Principal's Office	198	1	198	198	1	198				
Additional MSBA Principal's Conf Area				177	1	177				
Principal's Secretary / Waiting							125	1	125	
Additional MSBA Principal's Secretary				125	1	125				
Assistant Principal's Office - AP1							150	1	150	
Assistant Principal's Office	116	1	116	116	1	116				
Assistant Principal's Office - AP2							150	1	150	
Additional MSBA Asst. Principal's Office				150	1	150				
Supervisory / Spare Office							150	1	150	
Additional MSBA Supervisory Office				150	1	150				
Conference Room							350	1	350	
Conference Room	129	1	129	129	1	129				
Additional MSBA Conference				221	1	221				
Guidance Office							150	4	600	
Guidance / Social Worker's Office	112	2	224	112	2	224				
Guidance / Social Worker's Office	100	1	100	100	1	100				
Parent Liason Office	198	1	198	198	1	198				
Guidance Waiting Room							100	1	100	
Additional MSBA Guidance Waiting Room				100	1	100				
Guidance Storeroom							50	1	50	
Additional MSBA Guidance Storeroom				50	1	50				
Teachers' Work Room							546	1	546	
Teachers' Work Room	273	1	273	273	1	273				
Teachers' Lounge	292	1	292	292	1	292				
CUSTODIAL & MAINTENANCE			**1,127**			**2,731**			**2,267**	
Custodian's Office							150	1	150	
Custodial Office	382	1	382	382	1	382				
Custodian's Workshop							250	1	250	
Additional MSBA Custodian's Workshop				250	1	250				
Custodian's Storage							375	1	375	
Custodial Closet	14	2	28	14	2	28				
Custodial Closet	24	5	120	24	5	120				
Additional MSBA Custodian's Storage				227	1	227				
Recycling Room / Trash							400	1	400	
Additional MSBA Recycling / Trash Room				400	1	400				
Receiving and General Supply							364	1	364	
Additional MSBA Receiving				322	1	322				
Storeroom							528	1	528	
Custodial Storage	40	1	40	40	1	40				
Additional MSBA Storeroom				405	1	405				
Network / Telecom Room							200	1	200	
Tele/Data	130	1	130	130	1	130				
Tele/Data	31	1	31	31	1	31				
Computer & MDF Storage	396	1	396	396	1	396				
OTHER			**4,254**			**4,254**			**0**	
Other *(specify)*										
Auditorium / Music Classroom	2,191	1	2,191	2,191	1	2,191				
Auditorium Storage	78	2	156	78	2	156				
Auditorium Transfer Hall	181	2	362	181	2	362				
Stage	1,159	1	1,159	1,159	1	1,159				
Stage Storage	150	1	150	150	1	150				
Stage Storage	118	2	236	118	2	236				
Total Additional MSBA NFA						24,934				
Total Building Net Floor Area (NFA)			**62,506**			**87,440**			**86,917**	
Proposed Student Capacity / Enrollment			792			792			**792**	
Total Building Gross Floor Area (GFA)[2]			93,864			**126,720**			**126,720**	
Grossing factor (GFA/NFA)			**1.50**			**1.45**			**1.46**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- K - 8 Schools

Bartlett	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**21,909**		**26**	**23,960**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten Classroom	745	1	745				
Pre-Kindergarten Classroom	723	1	723				
Pre-Kindergarten Classroom & Storage	1,639	1	1,639				
Kindergarten w/ toilet				1,200	2	2,400	1,100 SF min - 1,300 SF max
Kindergarten Classroom	1,518	1	1,518				
Kindergarten Classroom & Storage	1,200	1	1,200				
General Classrooms - Grades 1-5				950	12	11,400	900 SF min - 1,000 SF max
1st Grade Classroom	747	1	747				
1st Grade Classroom	720	1	720				
2nd Grade Classroom	587	1	587				
2nd Grade Classroom	759	1	759				
2nd Grade Classroom	774	1	774				
3rd Grade Classroom	755	1	755				
3rd Grade Classroom	717	1	717				
4th Grade Classroom	756	1	756				
4th Grade Classroom	772	1	772				
5th Grade Classroom	725	1	725				
5th Grade Classroom	761	1	761				
General Classrooms - Grades 6-8				950	8	7,600	
6th Grade Classroom	748	2	1,496				
6th Grade Classroom	707	1	707				
7th Grade Classroom & Storage	1,116	1	1,116				
7th Grade Classroom	760	1	760				
7th Grade Classroom	1,215	1	1,215				
8th Grade Classroom	764	1	764				
8th Grade Classroom	958	1	958				
Science Classroom / Lab				1,200	2	2,400	1 period / day / student
Science Classroom / Lab	995	1	995				
Prep room				80	2	160	
SPECIAL EDUCATION			**4,736**			**7,050**	
(List rooms of different sizes separately)							
Self-Contained SPED - Grades 6-8				950	2	1,900	8% of pop. in self-contained SPED
OT/PT	368	1	368				
Self-Contained SPED - Grades 1-5				950	3	2,850	8% of pop. in self-contained SPED
SPED Pre-K & Kindergarten Classroom	973	1	973				
SPED Storage	88	2	176				
Self-Contained SPED - Grades 1-5 toilet				60	3	180	
Self-Contained SPED - Grades 6-8 toilet				60	2	120	
Resource Room - Grades 6-8				500	1	500	
SPED Math	431	1	431				
Resource Room - Grades 1-5				500	2	1,000	
Literacy Specialist	158	1	158				
Literacy Specialist	359	1	359				
SPED Room	258	1	258				
Math Tutors	197	1	197				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
SPED Quiet Room	390	1	390				
SPED Office	103	1	103				
SPED Offices	330	1	330				
SPED Offices	443	1	443				
SPED Offices	550	1	550				
ART & MUSIC			**1,871**			**5,550**	
Art Classroom - Grades 1-5				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	826	1	826				
Art Classroom - Grades 6-8				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln				150	2	300	
Band / Chorus - 100 seats				1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	927	1	927				
Music Practice / Ensemble - Grades 1-5				75	2	150	
Music Practice Room	118	1	118				
Music Practice / Ensemble - Grades 6-8				200	1	200	
VOCATIONS & TECHNOLOGY			**873**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Computer Lab	873	1	873				
Tech Shop - (E.G. Consumer, Wood)				2,000	1	2,000	Assumed use - 25% Population - 5 times/week
HEALTH & PHYSICAL EDUCATION			**9,379**			**8,335**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	7,982	1	7,982				
Gymnasium Stage	1,057	1	1,057				
Gym Storeroom				150	1	150	
Gym Storage	231	1	231				
Gym Storage (included in gross)	67	1					
Gym Storage (included in gross)	554	1					
Health Instructor's Office w/ Shower & Toilet				185	1	185	
Physical Education Office	109	1	109				
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
MEDIA CENTER			**1,925**			**2,939**	
Media Center/Reading Room				2,939	1	2,939	
Library	1,670	1	1,670				
Book Storage	176	1	176				
Content Literacy Office	79	1	79				
DINING & FOOD SERVICE			**5,374**			**7,560**	

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Proposed Space Summary- K - 8 Schools

Bartlett	Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Cafeteria / Dining				3,600	1	3,600	2 seatings - 15SF per seat
Cafetorium	3,220	1	3,220				
Kitchen				1,780	1	1,780	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	858	1	858				
Kitchen Corridor	91	1	91				
Kitchen Office	70	1	70				
Kitchen Toilet	44	1	44				
Kitchen Storage	53	1	53				
Kitchen Storage	177	1	177				
Dishwashing Room	112	1	112				
Refridgerator / Freeze	171	1	171				
Chair / Table / Equipment Storage				360	1	360	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room				220	1	220	200 SF for first 400 + .25 SF/student Add'l
Stage				1,600	1	1,600	
Stage	578	1	578				
MEDICAL			**432**			**510**	
Medical Suite Toilet				60	1	60	
Nurse's Toilet	65	1	65				
Nurses' Office / Waiting Room				250	1	250	
Nurse's Office	367	1	367				
Examination Room / Resting				100	2	200	
ADMINISTRATION & GUIDANCE			**3,806**			**2,808**	
Principal's Office w/ Conference Area				375	1	375	
Principals Office & Storage	205	1	205				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				131	1	131	
Assistance Principals Office & Storage	343	1	343				
Assistant Principal's Office - AP2				131	0	-	
General Office / Waiting Room / Toilet				373	1	373	
Main Office	596	1	596				
Administration Toilet	62	1	62				
Administration Storage	62	1	62				
Conference room				285	1	285	
Conference Room & Storage	162	1	162				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				168	1	168	
Records Room				142	1	142	
Supervisory / Spare Office				131	1	131	
General Waiting Room				100	1	100	
Guidance Office Waiting	176	1	176				
Guidance Office				150	3	450	
Guidance Office	130	2	260				
Guidance Office	164	1	164				
Guidance Office	120	1	120				
Counselor's Office	736	1	736				
Counselor's Office	182	1	182				
Guidance Storeroom				40	1	40	
Teachers' Work Room				390	1	390	
Teacher Work Room	738	1	738				
CUSTODIAL & MAINTENANCE			**1,458**			**2,036**	
Custodian's Office				150	1	150	
Custodial Office	343	1	343				
Custodial Toilet	52	1	52				
Custodian's Workshop				331	1	331	
Custodian's Storage				375	1	375	
Custodial Closet	65	3	195				
Custodial Closet	44	4	176				
Custodial Closet	21	1	21				
Custodial Closet	7	1	7				
Storeroom				320	1	320	
Custodial Storage	295	1	295				
Custodial Storage	103	1	103				
Custodial Storage (included in gross)	986	1					
Custodial Storage (included in gross)	1,064	1					
Custodial Storage (included in gross)	3,567	1					
General Storage (included in gross)	3,479	1					
Exterior Equip Storage (included in gross)	59	1					
Recycling Room / Trash				400	1	400	
Receiving and General Supply				260	1	260	
Network / Telecom Room				200	1	200	
IDF / Storage	266	1	266				
OTHER			**1,236**			**0**	
Other *(specify)*							
UMass Lowell COOP Program	936	1	936				
? Room - Program Unknown	300	1	300				
Total Building Net Floor Area (NFA)			**52,999**			**63,947**	
Proposed Student Capacity / Enrollment			480			**480**	Enter grade enrollments to the right
Total Building Gross Floor Area (GFA)[2]			95,586			**95,921**	
Grossing factor (GFA/NFA)			**1.80**			**1.50**	

Grades K-5	
312	65%
Grades 6-8	
168	35%

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- K - 8 Schools

	Proposed						
Pyne Arts	Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**19**	**19,220**		**24**	**22,060**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten w/ toilet	1,120	1	1,120				
Kindergarten w/ toilet				1,200	2	2,400	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet	1,229	2	2,458				
General Classrooms - Grades 1-5				950	11	10,450	900 SF min - 1,000 SF max
1st Grade Classroom w/ toilet	1,229	2	2,458				
2nd Grade Classroom	948	1	948				
2nd Grade Classroom	953	1	953				
3rd Grade Classroom	948	1	948				
3rd Grade Classroom	953	1	953				
4th Grade Classroom	928	1	928				
4th Grade Classroom	936	1	936				
5th Grade Classroom	928	1	928				
5th Grade Classroom	936	1	936				
General Classrooms - Grades 6-8				950	7	6,650	
6th Grade Classroom	936	1	936				
6th Grade Classroom	928	1	928				
7th/8th Grade Classroom	928	2	1,856				
Science Classroom / Lab				1,200	2	2,400	1 period / day / student
8th Grade Science Classroom	920	1	920				
7th Grade Science Classroom	1,014	1	1,014				
Prep room				80	2	160	
SPECIAL EDUCATION			**7,652**			**5,540**	
(List rooms of different sizes separately)							
Self-Contained SPED - Grades 6-8				950	2	1,900	8% of pop. in self-contained SPED
EDBD	1,070	1	1,070				
7th/8th Grade ELL /Newcomers	1,013	1	1,013				
Self-Contained SPED - Grades 1-5				950	2	1,900	8% of pop. in self-contained SPED
5th/6th Grade ELL /Newcomers	1,005	1	1,005				
PPD Classroom	936	1	936				
Self-Contained SPED - Grades 1-5 toilet				60	2	120	
Self-Contained SPED - Grades 6-8 toilet				60	2	120	
Resource Room - Grades 6-8				500	1	500	
7th/8th Grade Support	414	1	414				
Resource Room - Grades 1-5				500	1	500	
1st/2nd Grade Support	159	1	159				
3rd-6th Grade Support	293	2	586				
Small Group Room / Reading				500	1	500	1/2 size Genl. Clrm.
ELL Support & Counseling	293	2	586				
"Gear Up" Office (Higher Ed)	107	1	107				
Social Worker Office & Storage	404	1	404				
Intervention	228	1	228				
Content Literacy Resource	92	1	92				
Math Specialist	144	1	144				
Parent Liason	549	1	549				
Speech & Pre-K Support	359	1	359				
ART & MUSIC			**4,412**			**5,550**	
Art Classroom - Grades 1-5				1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom	893	1	893				
Art Classroom - Grades 6-8				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	904	1	904				
Art Workroom w/ Storage & kiln				150	2	300	
Art Storage	373	1	373				
Art Kiln	155	1	155				
Band / Chorus - 100 seats				1,500	1	1,500	
Drama Classroom	928	1	928				
Music Classroom / Large Group - 25-50 seats				1,200	1	1,200	assumed schedule 2 times / week / student
Music Classroom	950	1	950				
Music Practice / Ensemble - Grades 1-5				75	2	150	
Music Practice / Ensemble - Grades 6-8				200	1	200	
Music Practice Room	209	1	209				
Music Storage (included in gross)	115	1					
Music Storage (included in gross)	97	1					
VOCATIONS & TECHNOLOGY			**2,209**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Computer Lab	1,273	1	1,273				
Tech Shop - (E.G. Consumer, Wood)				2,000	1	2,000	Assumed use - 25% Population - 5 times/week
Technical Education	936	1	936				
HEALTH & PHYSICAL EDUCATION			**6,533**			**8,335**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	5,740	1	5,740				
Gym Storeroom				150	1	150	
Gym Storage	382	1	382				
Health Instructor's Office w/ Shower & Toilet				185	1	185	
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
Lockers	411	1	411				
MEDIA CENTER			**2,547**			**2,771**	
Media Center/Reading Room				2,771	1	2,771	
Library	2,161	1	2,161				
Instructional Specialist & Storage	386	1	386				

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Proposed Space Summary- K - 8 Schools

Pyne Arts	Proposed Existing Conditions			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
DINING & FOOD SERVICE			**6,092**			**7,251**	
Cafeteria / Dining				3,345	1	3,345	2 seatings - 15SF per seat
Cafetorium	2,957	1	2,957				
Kitchen				1,746	1	1,746	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	959	1	959				
Kitchen Corridor	94	1	94				
Kitchen Office	63	1	63				
Kitchen Staff Toilet	42	2	84				
Barrel Wash	52	1	52				
Dish Wash	168	1	168				
Dry Food Storage	586	1	586				
Freezer	108	1	108				
Refrigerator	90	1	90				
Chair / Table / Equipment Storage				349	1	349	200 SF for first 300 + .333 SF/student Add'l
Cafetoria Chair Storage	174	1	174				
Staff Lunch Room				212	1	212	200 SF for first 400 + .25 SF/student Add'l
Teacher Dining	294	1	294				
Stage				1,600	1	1,600	
Stage	463	1	463				
MEDICAL			**572**			**510**	
Medical Suite Toilet				60	1	60	
Nurses' Toilet	63	1	63				
Nurses' Toilet	99	1	99				
Nurses' Office / Waiting Room				250	1	250	
Nurses' Office / Waiting Room	327	1	327				
Examination Room / Resting				100	2	200	
Nurses' Exam Room	83	1	83				
ADMINISTRATION & GUIDANCE			**2,564**			**2,774**	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	240	1	240				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				130	1	130	
Assistance Principal's Office	168	1	168				
Assistant Principal's Office - AP2				130	0	-	
General Office / Waiting Room / Toilet				356	1	356	
Main Office w/ Storage	565	1	565				
Conference room				285	1	285	
Conference Room	291	1	291				
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				167	1	167	
Records Room				141	1	141	
Supervisory / Spare Office				130	1	130	
General Waiting Room				100	1	100	
Guidance Office				150	3	450	
Guidance Office	262	1	262				
Psychologist Office	178	1	178				
Guidance Storeroom				40	1	40	
Teachers' Work Room				373	1	373	
Teacher Work Room & Storage	218	1	218				
Teacher Planning	392	1	392				
Teacher Lounge	250	1	250				
CUSTODIAL & MAINTENANCE			**2,063**			**2,002**	
Custodian's Office				150	1	150	
Custodial Office	632	1	632				
Custodian's Workshop				331	1	331	
Custodian's Storage				375	1	375	
Custodial Storage	28	3	84				
Custodial Storage	83	1	83				
Custodial Storage	101	1	101				
Custodial Storage	128	1	128				
Storeroom				297	1	297	
General Building Storage	694	1	694				
Exterior Equip Storage (included in gross)	231	1					
Recycling Room / Trash				400	1	400	
Receiving and General Supply				249	1	249	
Receiving	172	1	172				
Network / Telecom Room				200	1	200	
Tele/Data	22	1	22				
MDF Storage	147	1	147				
OTHER			**0**			**0**	
Other *(specify)*							
Total Building Net Floor Area (NFA)			**53,864**			**59,993**	
Proposed Student Capacity / Enrollment			446			**446**	Enter grade enrollments to the right
Total Building Gross Floor Area (GFA)[2]			78,963			**89,989**	
Grossing factor (GFA/NFA)			**1.47**			**1.50**	

Grades K-5	
290	65%
Grades 6-8	
156	35%

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- K - 8 Schools

Rogers - New K-8	Existing Conditions (Based on Original Rogers MS Plans)			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**22,775**		**48**	**44,990**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet				1,200	5	6,000	1,100 SF min - 1,300 SF max
General Classrooms - Grades 1-5				950	22	20,900	900 SF min - 1,000 SF max
Classroom	834	1	834				
Classroom	877	5	4,385				
Classroom	901	9	8,109				
Classroom	915	4	3,660				
Classroom	958	1	958				
Small Classroom	419	3	1,257				
General Classrooms - Grades 6-8				950	15	14,250	
Science Classroom / Lab				1,200	3	3,600	1 period / day / student
Science Classroom / Lab	911	1	911				
Science Classroom / Lab	994	1	994				
Science Classroom / Lab & Prep Room	1,487	1	1,487				
Prep room				80	3	240	
Science Prep room	180	1	180				
SPECIAL EDUCATION			**3,821**			**11,580**	
(List rooms of different sizes separately)							
Self-Contained SPED - Grades 6-8				950	3	2,850	8% of pop. in self-contained SPED
SPED Classroom	739	1	739				
Self-Contained SPED - Grades 1-5				950	5	4,750	8% of pop. in self-contained SPED
Self-Contained SPED - Grades 1-5 toilet				60	5	300	
Self-Contained SPED - Grades 6-8 toilet				60	3	180	
Resource Room - Grades 6-8				500	2	1,000	
Resource Classroom	905	1	905				
Resource Room - Grades 1-5				500	3	1,500	
Resource Classroom	929	1	929				
Parent Center	446	1	446				
Small Group Room / Reading				500	2	1,000	1/2 size Genl. Clrm.
Small Group Room	401	2	802				
ART & MUSIC			**3,907**			**8,050**	
Art Classroom - Grades 1-5				1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom	1,198	1	1,198				
Art Classroom - Grades 6-8				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Classroom	1,381	1	1,381				
Art Workroom w/ Storage & kiln				150	3	450	
Art Storage	91	1	91				
Band / Chorus - 100 seats				1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats				1,200	2	2,400	assumed schedule 2 times / week / student
Music Theory Classroom	854	1	854				
Music Storage	134	1	134				
Music Practice / Ensemble - Grades 1-5				75	4	300	
Music Practice Room	68	2	136				
Music Practice / Ensemble - Grades 6-8				200	1	200	
Music Practice Room	113	1	113				
VOCATIONS & TECHNOLOGY			**2,691**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Tech Classroom - CAD/Drafting	1,109	1	1,109				
Tech Classroom Storage - CAD/Drafting	177	1	177				
Tech Shop - (E.G. Consumer, Wood)				2,000	1	2,000	Assumed use - 25% Population - 5 times/week
Tech Shop - Wood	1,238	1	1,238				
Tech Shop Storage - Wood	167	1	167				
HEALTH & PHYSICAL EDUCATION			**13,738**			**8,335**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gymnasium	9,614	1	9,614				
Gym Storeroom				150	1	150	
Gym Storage	251	1	251				
Gym Storage	358	1	358				
Health Instructor's Office w/ Shower & Toilet				185	1	185	
Health Instructor's Office (Girls)	94	1	94				
Health Instructor's Office (Boys)	126	1	126				
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
Locker Room (Girls)	1,066	1	1,066				
Locker Room (Boys)	1,135	1	1,135				
Team Rooms	547	2	1,094				
MEDIA CENTER			**2,693**			**5,309**	
Media Center/Reading Room				5,309	1	5,309	
Media Center	2,034	1	2,034				
Media Center Conference	251	1	251				
Media Center Office	126	1	126				
Media Center Prep	282	1	282				
DINING & FOOD SERVICE			**9,867**			**11,920**	
Cafeteria / Dining				7,200	1	7,200	2 seatings - 15SF per seat
Cafetorium	3,292	1	3,292				
Servery	471	1	471				
Kitchen				2,260	1	2,260	1600 SF for first 300 + 1 SF/student Add'l
Kitchen	1,175	1	1,175				
Kitchen Office	104	1	104				
Cooler & Freezer	86	2	172				
Dishwash Room	230	1	230				

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Proposed Space Summary- K - 8 Schools

Rogers - New K-8	Existing Conditions (Based on Original Rogers MS Plans)			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Kitchen Storage	286	1	286				
Kitchen Storage	49	1	49				
Kitchen Storage	73	1	73				
Kitchen Staff Toilet	44	2	88				
Chair / Table / Equipment Storage				520	1	520	200 SF for first 300 + .333 SF/student Add'l
Cafeteria Storage	1,178	1	1,178				
Staff Lunch Room				340	1	340	200 SF for first 400 + .25 SF/student Add'l
Teacher's Lounge	380	1	380				
Teacher's Lounge	425	1	425				
Stage				1,600	1	1,600	
Stage	1,504	1	1,504				
Stage Storage	179	1	179				
Stage Storage	261	1	261				
MEDICAL			**660**			**710**	
Medical Suite Toilet				60	1	60	
Nurse/Admin Toilet	55	2	110				
Nurses' Office / Waiting Room				250	1	250	
Nurses' Office / Waiting	157	1	157				
Examination Room / Resting				100	4	400	
Rest Room	92	1	92				
Exam Room	301	1	301				
ADMINISTRATION & GUIDANCE			**2,589**			**3,588**	
Principal's Office w/ Conference Area				375	1	375	
Principal's Office	206	1	206				
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				131	1	131	
Asst Principal's Office	152	1	152				
Assistant Principal's Office - AP2				131	0	-	
General Office / Waiting Room / Toilet				613	1	613	
General Office & Waiting	602	1	602				
Conference room				285	1	285	
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				168	1	168	
Records Room				142	1	142	
Records / Storage	54	1	54				
Closet	7	2	14				
Supervisory / Spare Office				131	1	131	
General Waiting Room				100	1	100	
Guidance Office Waiting	207	1	207				
Guidance Office				150	5	750	
Guidance Office	133	5	665				
Guidance Storeroom				40	1	40	
Teachers' Work Room				630	1	630	
Teachers' Work Room	242	1	242				
Teachers' Work Room	447	1	447				
CUSTODIAL & MAINTENANCE			**2,544**			**2,516**	
Custodian's Office				150	1	150	
Custodian's Office w/ Showers	269	1	269				
Office w/ Toilet	173	1	173				
Custodian's Workshop				331	1	331	
Custodian's Work Room / Lockers	232	1	232				
Custodian's Storage				375	1	375	
Custodian Closets	32	4	128				
Custodian Closets	73	2	146				
Storeroom				640	1	640	
Custodian Storeroom	148	3	444				
Custodian Storeroom	230	3	690				
Recycling Room / Trash				400	1	400	
Receiving and General Supply				420	1	420	
Network / Telecom Room				200	1	200	
Custodian's Work Room / Lockers	462	1	462				
OTHER			**3,568**			**0**	
Other *(specify)*							
Computer Classroom	900	1	900				
Home Econ. Classroom - Clothing	1,095	1	1,095				
Home Econ. Storage - Clothing	109	1	109				
Home Econ. Classroom - Cooking	1,372	1	1,372				
Home Econ. Storage - Cooking	92	1	92				
Total Building Net Floor Area (NFA)			**68,853**			**100,197**	
Proposed Student Capacity / Enrollment			960			**960**	Enter grade enrollments to the right
Total Building Gross Floor Area (GFA)[2]			111,786			**150,296**	
Grossing factor (GFA/NFA)			**1.62**			**1.50**	

Grades K-5	
624	65%
Grades 6-8	
336	35%

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary- K - 8 Schools

New K-8 School	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**0**		**48**	**44,990**	
(List classrooms of different sizes separately)							
Pre-Kindergarten w/ toilet				1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet				1,200	5	6,000	1,100 SF min - 1,300 SF max
General Classrooms - Grades 1-5				950	22	20,900	900 SF min - 1,000 SF max
General Classrooms - Grades 6-8				950	15	14,250	
Science Classroom / Lab				1,200	3	3,600	1 period / day / student
Prep room				80	3	240	
SPECIAL EDUCATION			**0**			**11,580**	
(List rooms of different sizes separately)							
Self-Contained SPED - Grades 6-8				950	3	2,850	8% of pop. in self-contained SPED
Self-Contained SPED - Grades 1-5				950	5	4,750	8% of pop. in self-contained SPED
Self-Contained SPED - Grades 1-5 toilet				60	5	300	
Self-Contained SPED - Grades 6-8 toilet				60	3	180	
Resource Room - Grades 6-8				500	2	1,000	
Resource Room - Grades 1-5				500	3	1,500	
Small Group Room / Reading				500	2	1,000	1/2 size Genl. Clrm.
ART & MUSIC			**0**			**8,050**	
Art Classroom - Grades 1-5				1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom - Grades 6-8				1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln				150	3	450	
Band / Chorus - 100 seats				1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats				1,200	2	2,400	assumed schedule 2 times / week / student
Music Practice / Ensemble - Grades 1-5				75	4	300	
Music Practice / Ensemble - Grades 6-8				200	1	200	
VOCATIONS & TECHNOLOGY			**0**			**3,200**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	1	1,200	Assumed use - 25% Population - 5 times/week
Tech Shop - (E.G. Consumer, Wood)				2,000	1	2,000	Assumed use - 25% Population - 5 times/week
HEALTH & PHYSICAL EDUCATION			**0**			**8,335**	
Gymnasium				6,000	1	6,000	6000 SF Min. Size
Gym Storeroom				150	1	150	
Health Instructor's Office w/ Shower & Toilet				185	1	185	
Locker Rooms - Boys / Girls w/ Toilets				1,000	2	2,000	
MEDIA CENTER			**0**			**5,309**	
Media Center/Reading Room				5,309	1	5,309	
DINING & FOOD SERVICE			**0**			**11,920**	
Cafeteria / Dining				7,200	1	7,200	2 seatings - 15SF per seat
Kitchen				2,260	1	2,260	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage				520	1	520	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room				340	1	340	200 SF for first 400 + .25 SF/student Add'l
Stage				1,600	1	1,600	
MEDICAL			**0**			**710**	
Medical Suite Toilet				60	1	60	
Nurses' Office / Waiting Room				250	1	250	
Examination Room / Resting				100	4	400	
ADMINISTRATION & GUIDANCE			**0**			**3,588**	
Principal's Office w/ Conference Area				375	1	375	
Principal's Secretary / Waiting				125	1	125	
Assistant Principal's Office - AP1				131	1	131	
Assistant Principal's Office - AP2				131	0	-	
General Office / Waiting Room / Toilet				613	1	613	
Conference room				285	1	285	
Teachers' Mail and Time Room				100	1	100	
Duplicating Room				168	1	168	
Records Room				142	1	142	
Supervisory / Spare Office				131	1	131	
General Waiting Room				100	1	100	
Guidance Office				150	5	750	
Guidance Storeroom				40	1	40	
Teachers' Work Room				630	1	630	
CUSTODIAL & MAINTENANCE			**0**			**2,516**	
Custodian's Office				150	1	150	
Custodian's Workshop				331	1	331	

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Proposed Space Summary- K - 8 Schools

New K-8 School	Existing Conditions			Proposed MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Custodian's Storage				375	1	375	
Storeroom				640	1	640	
Recycling Room / Trash				400	1	400	
Receiving and General Supply				420	1	420	
Network / Telecom Room				200	1	200	
OTHER			**0**			**0**	
Other *(specify)*							
Total Building Net Floor Area (NFA)			**0**			**100,197**	
Proposed Student Capacity / Enrollment						**960**	Enter grade enrollments to the right
Total Building Gross Floor Area (GFA)[2]						**150,296**	
Grossing factor (GFA/NFA)			**#DIV/0!**			**1.50**	

Grades K-5	
624	65%
Grades 6-8	
336	35%

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed Approximation Based on MSBA Guidelines & Revised per LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			**121,567**			**184,410**			**184,410**	
(List classrooms of different sizes separately)										
Classroom - General		104	87,798	850	131	111,350	850	131	111,350	825 SF min - 950 SF max
English Classroom	785	1	785							
English Classroom	797	2	1,594							
English Classroom	805	2	1,610							
English Classroom	845	1	845							
English Classroom	875	3	2,625							
English Classroom	960	1	960							
English Classroom	990	1	990							
English Classroom	1,012	1	1,012							
Foreign Language Classroom	812	1	812							
Foreign Language Classroom	823	1	823							
Foreign Language Classroom	831	1	831							
Foreign Language Classroom	837	2	1,674							
Foreign Language Classroom	846	1	846							
Foreign Language Classroom	870	3	2,610							
Foreign Language Classroom	888	1	888							
Foreign Language Classroom	947	1	947							
Foreign Language Classroom	963	1	963							
Foreign Language Classroom	988	1	988							
Foreign Language Classroom	1,014	1	1,014							
Math Classroom	787	1	787							
Math Classroom	835	2	1,670							
Math Classroom	902	1	902							
Math Classroom	956	2	1,912							
Math Classroom	993	1	993							
Math Classroom	1,009	1	1,009							
Social Studies Classroom	787	1	787							
Social Studies Classroom	802	4	3,208							
Social Studies Classroom	812	1	812							
Social Studies Classroom	848	2	1,696							
Social Studies Classroom	869	1	869							
Social Studies Classroom	995	1	995							
Social Studies Classroom	1,021	1	1,021							
Classroom - General	949	1	949							
Classroom - General	990	1	990							
Food Classroom	1,134	1	1,134							
Classroom - General	815	1	815							
English Classroom	660	1	660							
English Classroom	716	2	1,432							
English Classroom	725	4	2,900							
English Classroom	856	1	856							
English Classroom	698	1	698							
Health Classroom	660	1	660							
Health Classroom	716	1	716							
Math Classroom	601	1	601							
Math Classroom	665	2	1,330							
Math Classroom	716	4	2,864							
Math Classroom	725	2	1,450							
Math Classroom	735	1	735							
Math Classroom	761	1	761							
Math Classroom	812	1	812							
Sociology Classroom	698	1	698							
Sociology Classroom	716	3	2,148							
Sociology Classroom	725	1	725							
Sociology Classroom	758	1	758							
Sociology Classroom	883	1	883							
Classroom	782	1	782							
Classroom	873	1	873							
Classroom	900	1	900							
English Classroom	1008	1	1,008							
English Classroom & Storage	1144	1	1,144							
English Classroom	820	1	820							
English Classroom	840	1	840							
English Classroom	868	1	868							
English Classroom	900	1	900							
English Classroom	947	1	947							
History Classroom	1011	1	1,011							
History Classroom	1045	1	1,045							
History Classroom	803	1	803							
History Classroom	820	1	820							
History Classroom	861	1	861							
History Classroom	869	1	869							

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Proposed Space Summary - High Schools

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ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
History Classroom	900	1	900							
Home Economics Classroom & Storage	1494	1	1,494							
Language Classroom & Storage	732	1	732							
Math Classroom	820	1	820							
Math Classroom	829	1	829							
Math Classroom	834	1	834							
Math Classroom	845	1	845							
Math Classroom	858	1	858							
Math Classroom	942	1	942							
Teacher Planning	0	3	1,011	100	131	13,100	100	131	13,100	
Teacher Work Room	196	1	196							
Teacher Work Room	398	1	398							
Teacher Work Room / Lounge	417	1	417							
Small Group Seminar (20-30 seats)	0	0	0	500	8	4,000	500	8	4,000	
Large Group Seminar		3	3,527							
Little Theater	3,351	1	3,351							
Little Theater Storage	86	1	86							
Little Theater Control Room	90	1	90							
Science Classroom / Lab		33	27,769	1,440	34	48,960	1,440	34	48,960	3 x85% ut=20 Seats-1 per /day/student
Science Classroom / Lab	846	3	2,538							
Science Classroom / Lab	857	1	857							
Science Classroom / Lab	1,017	2	2,034							
Science Classroom / Lab	1,036	1	1,036							
Science Classroom / Lab	1,050	1	1,050							
Science Classroom / Lab	1,380	1	1,380							
Science Classroom / Lab	596	1	596							
Science Classroom / Lab	660	1	660							
Science Classroom / Lab	719	2	1,438							
Science Classroom / Lab	727	4	2,908							
Science Classroom / Lab	740	2	1,480							
Science Classroom / Lab	750	2	1,500							
Science Classroom / Lab	767	3	2,301							
Science Classroom / Lab	794	1	794							
Science Classroom / Lab	811	1	811							
Science Classroom	1029	1	1,029							
Science Classroom w/ Storage	908	1	908							
Science Classroom	834	1	834							
Science Classroom	892	1	892							
Science Classroom	900	1	900							
Science Classroom	908	1	908							
Science Classroom	915	1	915							
Prep Room		5	1,020	200	34	6,800	200	34	6,800	
Bio Prep Room	209	1	209							
Prep Room	102	1	102							
Prep Room	232	1	232							
Storage	45	1	45							
Science Prep Room	432	1	432							
Central Chemical Storage Rm				200	1	200	200	1	200	
Prep Room / Storage	442	1	442							
SPECIAL EDUCATION			**38,872**			**38,872**			**37,260**	
(List classrooms of different sizes separately)										
Self-Contained SPED							950	26	24,700	assumed 8% of pop. in self-contained SPED
ELL Classroom	798	1	798	798	1	798				
ELL Classroom	840	2	1,680	840	2	1,680				
ELL Classroom	871	2	1,742	871	2	1,742				
ELL Classroom	881	2	1,762	881	2	1,762				
ELL Classroom	897	3	2,691	897	3	2,691				
ELL Classroom	1,011	2	2,022	1,011	2	2,022				
ELL Classroom	1,163	1	1,163	1,163	1	1,163				
ISSP	966	1	966	966	1	966				
SPED Room	821	1	821	821	1	821				
SPED Room	845	2	1,690	845	2	1,690				
SPED Room	853	1	853	853	1	853				
SPED Room	901	1	901	901	1	901				
Life Skills Classroom	1,099	1	1,099	1,099	1	1,099				
Life Skills Classroom	797	1	797	797	1	797				
Life Skills Dressing Room	112	1	112	112	1	112				
Life Skills Laundry Room	134	1	134	134	1	134				

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed Approximation Based on MSBA Guidelines & Revised per LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Mediator	264	1	264	264	1	264				
SPED Room	716	1	716	716	1	716				
ELL Classroom	663	2	1,326	663	2	1,326				
ELL Classroom	725	1	725	725	1	725				
Adjustment Classroom & Storage	1,085	1	1,085	1,085	1	1,085				
Adjustment Classroom	705	1	705	705	1	705				
Reading Classroom	864	1	864	864	1	864				
SPED Classroom	782	1	782	782	1	782				
SPED Classroom	788	1	788	788	1	788				
SPED Classroom	820	1	820	820	1	820				
SPED Classroom	873	1	873	873	1	873				
Self-Contained SPED Toilet							60	26	1,560	
SPED Toilet	62	1	62	62	1	62				
SPED Toilet	88	1	88	88	1	88				
Resource Room							500	11	5,500	1/2 size Genl. Clrm.
SPED Work Room	177	1	177	177	1	177				
SPED Room	189	4	756	189	4	756				
SPED Room	352	2	704	352	2	704				
SPED Room	382	1	382	382	1	382				
SPED Room	483	1	483	483	1	483				
SPED Room	533	1	533	533	1	533				
SPED Room	558	1	558	558	1	558				
SPED Room	578	1	578	578	1	578				
SPED Room	612	2	1,224	612	2	1,224				
SPED Room	620	2	1,240	620	2	1,240				
SPED Room	647	1	647	647	1	647				
Interactive Learning Center	1,007	1	1,007	1,007	1	1,007				
Small Group Room							500	11	5,500	1/2 size Genl. Clrm.
SPED Office	238	2	476	238	2	476				
SPED Office	283	1	283	283	1	283				
SPED Reception	298	1	298	298	1	298				
Social Worker	146	1	146	146	1	146				
Gear Up	251	1	251	251	1	251				
Reading Room	268	1	268	268	1	268				
Reading Room / Counseling	284	1	284	284	1	284				
SPED Room	224	1	224	224	1	224				
SPED Storage	24	1	24	24	1	24				
Storage (not inlcuded in net)	46	2								
Storage (not inlcuded in net)	234	1								
ART & MUSIC			**16,474**			**17,275**			**14,575**	
Art Classroom - 25 seats				1,200	7	8,400	1,200	7	8,400	Assumed use - 25% Population - 5 times/week
Art Classroom	856	2	1,712							
Art Classroom	1,004	1	1,004							
Art Classroom	1,195	1	1,195							
Ceramics Classroom	1,270	1	1,270							
Additional Art Classroom				1,200	1	1,200				
Art Workroom w/ Storage & kiln				150	7	1,050	150	7	1,050	
Art / Computer Lab	1,084	2	2,168							
Art Storage	97	4	388							
Art Storage	195	1	195							
Kiln	195	1	195							
Dark Room	152	1	152							
Fine Arts Computer Lab	1,032	1	1,032							
Band - 50 - 100 seats				1,500	1	1,500	1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Band Room	2,753	1	2,753							
Chorus - 50 - 100 seats				1,500	1	1,500	1,500	1	1,500	
Chorus Room	2,618	1	2,618							
Additional Music Classroom				1,500	1	1,500				
Ensemble				200	1	200	200	1	200	
Music Practice				75	19	1,425	75	19	1,425	
Band Practice Room	390	1	390							
Band Practice Room	138	1	138							
Band Practice Room	85	1	85							
Band Practice Room	78	2	156							
Chorus Listening / Practice Room	90	1	90							
Chorus Listening / Practice Room	95	1	95							
Practice Room	71	1	71							
Practice Room	89	2	178							
Practice Room	129	1	129							
Practice Room	135	1	135							
Music Storage				500	1	500	500	1	500	
Music Closet	39	2	78							
Music Closet	45	2	90							
Music Closet	49	2	98							

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed Approximation Based on MSBA Guidelines & Revised per LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Band Room Storage	59	1	59							
VOCATIONS & TECHNOLOGY			**15,114**			**44,800**			**44,800**	
Tech Clrm. - (E.G. Drafting, Business)				1,200	14	16,800	1,200	14	16,800	Assumed use - 50% Population - 5 times/week
Data Processing	998	1	998							
Computer Lab	853	1	853							
Computer Lab	871	1	871							
Computer Lab	886	1	886							
Computer Lab	1,076	3	3,228							
Computer Lab	1,081	2	2,162							
Business Computer Lab	850	1	850							
Business Computer Lab	868	1	868							
Business Computer Lab	893	1	893							
Business Computer Lab	909	1	909							
Tech Shop - (E.G. Consumer, Wood)				2,000	14	28,000	2,000	14	28,000	Assumed use - 50% Population - 5 times/week
Culinary Arts Program										
Culinary Arts Kitchen	1,401	1	1,401							
Culinary Arts Restaurant	1,195	1	1,195							
HEALTH & PHYSICAL EDUCATION			**45,338**			**49,240**			**38,040**	
Gymnasium				12,000	1	12,000	12,000	1	12,000	
Field House Gymnasium	27,736	1	27,736							
PE Alternatives				3,000	1	3,000	3,000	1	3,000	
Cardio Workout Room	880	1	880							
Weight Room	1,910	1	1,910							
Wrestling Room	1,910	1	1,910							
Health Classroom & Storage	1,085	1	1,085							
Gym Storeroom				300	1	300	300	1	300	
Equipment Room	161	1	161							
Gym Storage	178	2	356							
Gym Storage	229	2	458							
Locker Rooms - Boys / Girls w/ Toilets				21,840	1	21,840	21,840	1	21,840	5.6 sf/student total
Girls / Boys Locker Room	2,984	2	5,968							
Girls / Boys Team Room	1,061	2	2,122							
Boys/Girls Dress Rooms	217	2	434							
Phys. Ed. Storage				500	1	500	500	1	500	
Uniform Storage	131	2	262							
Athletic Director's Office				150	1	150	150	1	150	
Athletic Director's Office	178	1	178							
Health Instructor's Office w/ Shower & Toilet				250	1	250	250	1	250	
Athletic Office	150	2	300							
Girls / Boys Phys Ed Office	108	2	216							
Girls / Boys Phys Ed Office Toilet	20	2	40							
Girls / Boys Phys Ed Shower / Locker	60	2	120							
Girls / Boys Pool Office / First Aid	237	2	474							
Girls / Boys Team Room Office	141	2	282							
Mens / Womens Offical Office	71	2	142							
Trainer's Office	152	1	152							
Office (Use Unknown)	152	1	152							
Additional Alternate Gymnasium				9,000	1	9,000				
Additional Multipurpose Room				2,200	1	2,200				
MEDIA CENTER			**11,297**			**24,275**			**24,275**	
Media Center / Reading Room				24,275	1	24,275	24,275	1	24,275	
Library	6,034	1	6,034							
Multi-Media Room	108	1	108							
Lowell History Room	327	1	327							
Librarian's Office	119	1	119							
Library Storage	147	1	147							
Library Storage	214	1	214							
Instructional Specialist Office	761	1	761							
Media Center / Library	1,193	1	1,193							
Computer Lab										
Computer Lab	1,195	1	1,195							
Computer Lab w/ Storage	629	1	629							
Conference / Project Room										
Conference / Project Room	70	1	70							
Conference / Project Room	116	1	116							
Conference / Project Room	153	1	153							
Conference / Project Room	231	1	231							
AUDITORIUM / DRAMA			**17,092**			**12,000**			**10,400**	
Auditorium				7,500	1	7,500	7,500	1	7,500	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Auditorium	7,812	1	7,812							
Auditorium Foyer (Sealed Light Lock)	627	1	627							

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Proposed Space Summary - High Schools

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ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Auditorium Balcony	929	1	929							
Auditorium Balcony	986	1	986							
Auditorium	3,280	1	3,280							
Stage				1,600	1	1,600	1,600	1	1,600	
Stage	2,615	1	2,615							
Stage	635	1	635							
Auditorium Storage				500	1	500	500	1	500	
Make-up / Dressing Rooms				300	2	600	300	2	600	
Controls / Lighting / Projection				200	1	200	200	1	200	
Control Room	79	1	79							
Control Room	129	1	129							
Additional Drama CR / Black Box Theater				1,600	1	1,600				
DINING & FOOD SERVICE			**23,733**			**27,650**			**27,650**	
Cafeteria / Student Lounge / Break-out				19,500	1	19,500	19,500	1	19,500	3 seatings - 15SF per seat
Cafeteria	11,516	1	11,516							
Cafeteria / Gymnasium	4,011	1	4,011							
Chair / Table Storage				1,125	1	1,125	1,125	1	1,125	
Storage	78	2	156							
Storage	114	1	114							
Storage	227	1	227							
Scramble Serving Area				600	1	600	600	1	600	
Serving Kitchen	2,486	1	2,486							
Kitchen				5,200	1	5,200	5,200	1	5,200	1600 SF for first 300 + 1 SF/student Add'l
Kitchen Office	53	1	53							
Kitchen	1,960	1	1,960							
Kitchen Dry Storage	490	1	490							
Kitchen Office	76	1	76							
Refrigerator	124	1	124							
Freezer	264	1	264							
Trash	86	1	86							
Kitchen	324	1	324							
Staff Lunch Room				1,225	1	1,225	1,225	1	1,225	20 SF/Occupant
Faculty Dining	476	1	476							
Staff Kitchenette	178	1	178							
Teacher Dining	666	1	666							
Break Room	311	1	311							
Staff Lockers	134	1	134							
Staff Toilet	81	1	81							
MEDICAL			**1,718**			**2,810**			**2,810**	
Medical Suite Toilet				60	1	60	60	1	60	
Nurse's Toilet	61	1	61							
Nurse's Toilet	50	1	50							
Nurses' Office / Waiting Room				250	1	250	250	1	250	
Nurse's Waiting	416	1	416							
Nurse's Work Room	258	1	258							
Nurse's Suite	262	1	262							
Interview Room				100	9	900	100	9	900	
Examination Room / Resting				100	16	1,600	100	16	1,600	
Nurse's Exam Room	65	2	130							
Nurse's Exam Room	256	1	256							
Nurse's Rest	29	2	58							
Nurse's Storage	20	1	20							
Nurse's Storage	40	2	80							
Nurse's Exam Room	127	1	127							
ADMINISTRATION & GUIDANCE			**22,854**			**16,658**			**11,658**	
Additional Admin & Guidance Space				5,000	1	5,000				
General Office / Waiting Room / Toilet				1,950	1	1,950	1,950	1	1,950	
Admin	172	2	344							
Reception	148	1	148							
Reception	164	1	164							
Main Office	753	1	753							
Administration Office	443	1	443							
Office Waiting	232	1	232							
Admin Toilet	22	2	44							
Admin Toilet	36	1	36							
General Office	563	1	563							
General Office	632	1	632							
Teachers' Mail and Time Room				100	1	100	100	1	100	
Duplicating Room				200	1	200	200	1	200	
Copy Center	173	1	173							
Supply Room	443	1	443							
Copy / Work Room	135	1	135							

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Proposed Space Summary - High Schools

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Records Room				200	1	200	200	1	200	
File / Storage	121	1	121							
Principal's Office w/ Conference Area				375	1	375	375	1	375	
Principal's Secretary / Waiting				125	1	125	125	1	125	
Assistant Principal's Office - AP1				150	1	150	150	1	150	
Assistant Principal's Office - AP2				150	8	1,200	150	8	1,200	
Supervisory / Spare Office				120	1	120	120	1	120	
Office (Use Unknown)	101	2	202							
Office (Use Unknown)	170	1	170							
Office (Use Unknown)	188	2	376							
Office (Use Unknown)	476	1	476							
Office (Use Unknown)	497	1	497							
Security Office	467	1	467							
Security Office (SRO)	254	1	254							
Bursar's Office	167	1	167							
Office (Use Unknown)	93	2	186							
Office (Use Unknown)	100	1	100							
Office (Use Unknown)	135	2	270							
Office (Use Unknown)	182	2	364							
Office (Use Unknown)	211	1	211							
Office (Use Unknown)	254	2	508							
Office (Use Unknown)	279	1	279							
Office (Use Unknown)	513	1	513							
Office (Use Unknown)	116	1	116							
Office (Use Unknown)	122	2	244							
Office (Use Unknown)	132	1	132							
Office (Use Unknown)	172	2	344							
Office (Use Unknown)	188	1	188							
Office (Use Unknown)	199	1	199							
Office (Use Unknown)	225	1	225							
Conference Room				450	1	450	450	1	450	
Conference Room	141	1	141							
Conference Room	140	1	140							
Conference Room	534	1	534							
Conference Room	173	1	173							
Conference Room	207	1	207							
Conference Room	220	1	220							
Guidance Office				150	20	3,000	150	20	3,000	
B House	500	1	500							
B House Office	81	3	243							
B House Office	124	2	248							
B House Passage	95	1	95							
E House	625	1	625							
E House Office	130	1	130							
E House Office	149	1	149							
E House Office	224	1	224							
Guidance Office	70	2	140							
Guidance Office	86	1	86							
Guidance Office	94	3	282							
Guidance Work Room	134	1	134							
Guidance Waiting Room				100	1	100	100	1	100	
Guidance Waiting Room	1,043	1	1,043							
Guidance Storeroom				100	1	100	100	1	100	
Guidance Storage	43	1	43							
Storage	54	1	54							
Storage	75	1	75							
Storage	97	1	97							
Career Center				1,125	1	1,125	1,125	1	1,125	
College Career Center	510	1	510							
Arch	151	1	151							
New Horizons (UMass Lowelll)	141	1	141							
Gear Up (Middlesex CC)	310	1	310							
Talent Search (MEOA)	185	2	370							
Records Room				513	1	513	513	1	513	
Teachers' Work Room				1,950	1	1,950	1,950	1	1,950	
Teacher's Work Room	403	1	403							
Teacher's Work Room	663	1	663							
Teacher's Work Room	780	1	780							
Teacher's Center	2,296	1	2,296							
Staff Work Room	373	1	373							
Teacher Lounge	287	1	287							
Teacher Lounge	268	1	268							
CUSTODIAL & MAINTENANCE			**11,104**			**4,550**			**4,550**	
Custodian's Office				150	1	150	150	1	150	
Custodian's Office	100	1	100							
Staff Lockers	131	1	131							
Staff Toilet	82	1	82							
Custodian's Workshop				250	1	250	250	1	250	
IT Work Room	794	1	794							
Custodial Work Room	791	1	791							
Custodian's Storage				375	1	375	375	1	375	
Custodial Storage	26	1	26							
Custodial Storage	36	2	72							
Custodial Storage	46	3	138							

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed Approximation Based on MSBA Guidelines & Revised per LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Custodial Storage	85	1	85							
Custodial Closet (included in gross)	24	2								
Custodial Closet (included in gross)	27	1								
Custodial Closet (included in gross)	36	6								
Custodial Closet (included in gross)	107	1								
Custodial Closet (included in gross)	127	3								
Custodial Closet (included in gross)	59	1								
Custodial Closet (included in gross)	102	1								
Custodial Closet (included in gross)	112	2								
Recycling Room / Trash				400	1	400	400	1	400	
Receiving and General Supply				1,125	1	1,125	1,125	1	1,125	
Receiving	85	1	85							
Storeroom				2,050	1	2,050	2,050	1	2,050	
Storage	42	2	84							
Storage	48	3	144							
Storage	51	2	102							
Storage	110	2	220							
Storage	128	6	768							
Storage	238	2	476							
Storage	396	1	396							
Storage	478	1	478							
Storage	538	1	538							
Storage	553	1	553							
Storage	704	1	704							
Storage	1,114	1	1,114							
Storage	2,863	1	2,863							
Network / Telecom Room				200	1	200	200	1	200	
Head End Equipment	360	1	360							
IDF Room (included in gross sf)	74	1								
IDF Room (included in gross sf)	128	2								
MDF Room (included in gross sf)	1,009	1								
Network Hub (included in gross sf)	72	6								
Network Hub (included in gross sf)	112	2								
Network Hub (included in gross sf)	159	1								
Network Closet (included in gross sf)	53	1								
Network Closet (included in gross sf)	96	1								
Server / Network Hub (included in gross sf)	71	1								
OTHER			**28,293**			**28,293**			**0**	
Other (specify)										
ROTC Program										
Robotics Lab	1,545	1	1,545	1,545	1	1,545				
ROTC Administration	617	1	617	617	1	617				
ROTC Classroom	1,056	2	2,112	1,056	2	2,112				
ROTC Classroom	1,159	2	2,318	1,159	2	2,318				
ROTC / Science Classroom	864	1	864	864	1	864				
ROTC Fitness	528	1	528	528	1	528				
ROTC Storage	208	1	208	208	1	208				
Natatorium										
Field House Natatorium	6,885	1	6,885	6,885	1	6,885				
Pool Storage	2,898	1	2,898	2,898	1	2,898				
Towels	41	2	82	41	2	82				
Lowell Community Health Center										
Health Center	660	1	660	660	1	660				
Reception	128	1	128	128	1	128				
Office	241	1	241	241	1	241				
Office	105	1	105	105	1	105				
Examination Room	80	4	320	80	4	320				
Toilet	64	1	64	64	1	64				
Storage	98	1	98	98	1	98				
Passage (Part of Health Center)	64	1	64	64	1	64				
Lowell CCTV										
Conference Room	121	1	121	121	1	121				
Conference Room	312	1	312	312	1	312				
Edit	49	2	98	49	2	98				
Edit	101	1	101	101	1	101				
Green Room	65	1	65	65	1	65				
Multi-Media	37	3	111	37	3	111				
Multi-Media	87	1	87	87	1	87				
Multi-Media	117	1	117	117	1	117				
Reception	272	1	272	272	1	272				
Safe Library	139	1	139	139	1	139				
Storage	267	1	267	267	1	267				
Studio Office	99	1	99	99	1	99				
Television Studio	1,212	1	1,212	1,212	1	1,212				
Toilet	71	1	71	71	1	71				
Other										
In-House Suspension w/ Storage	1,564	1	1,564	1,564	1	1,564				
Program Unknown	380	1	380	380	1	380				
Program Unknown	202	1	202	202	1	202				
Catie's Closet	369	1	369	369	1	369				
UP	578	1	578	578	1	578				
Bank	282	1	282	282	1	282				
DARE Office	129	1	129	129	1	129				
DARE Reception	127	1	127	127	1	127				

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Proposed Space Summary - High Schools

Lowell High School	Existing Conditions			Proposed Approximation Based on MSBA Guidelines & Revised per LPS G & V			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Plant Room	217	1	217	217	1	217				
School Store	671	1	671	671	1	671				
Student Activities & Storage	290	1	290	290	1	290				
Student Publication & Year Book	675	1	675	675	1	675				
Total Building Net Floor Area (NFA)			**353,456**			**450,833**			**400,428**	
Proposed Student Capacity / Enrollment			3,900			**3,900**			**3,900**	149
Total Building Gross Floor Area (GFA)[2]			627,645			**653,707**			**580,620**	Assumed GSF per student derived from Table 3 in the MSBA Regulations, 963 CMR 2.00. Numbers to be confirmed with MSBA.
Grossing factor (GFA/NFA)			**1.78**			**1.45**			**1.45**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

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7 Ten Year Capital Plan

- Overview
- Proposed Capital Plan Schedule
- Capital Plan Repair Scope of Work
    - Immediate Priority
    - Short Term Priority
    - Long Term Priority
- Capital Plan Procurement Options
- Baseline Repair Cost Estimates
- New Program Project Cost Estimates
- Estimated Cost Escalation

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Overview

The capital plan within this section encompasses the proposed scope of work for the ten-year period - years 2014 through 2023. Based on the existing building conditions evaluations and the master planning results, the plan includes both programmatic projects for new construction, additions and renovations as well as repair scope for those schools not undergoing program modifications.

This plan is intended to assist the Lowell Public School District and the City of Lowell in identifying, prioritizing, budgeting and scheduling execution of the work over the plan period. It is anticipated that it will also facilitate strategy discussions and ongoing coordination efforts with the MSBA relative to submitting Statements of Interest (SOI's), prioritization of projects and best use of available funding resources.

Proposed Capital Plan Schedule

The following matrix provides a comprehensive, graphic understanding of all of the proposed projects and their scheduling and sequencing. Individual school projects are organized into several different categories, based on the recommended procurement options that are most appropriate for the nature of the work. More detail on the procurement options can be found later in this section.

Projects considered for MSBA participation are noted as being under the MSBA Capital Pipeline for new program projects or major repair projects. Schools which have timely need of repair or replacement of roofs, windows and boiler systems are proposed for the MSBA Accelerated Repair Program. Sequencing is coordinated such that any further major repairs for those schools follow completion of the accelerated repairs.

Estimated time lines for the project phases are presented, based on typical phase durations and milestones for the MSBA and the City of Lowell processes. Actual project scheduling and durations will likely vary in response to enrollments, changing needs, budgets, etc.

At the top of the schedule are the projected enrollment overcrowding numbers for grades PK-8, using the data provided by NESDEC. The numbers illustrate overcrowding and the reduction of same over time, as the proposed new program projects are completed and come online.

Regarding the Daley, Rogers and High School (1922) buildings proposed under the New Program projects, the District will need to consider how best to address the immediate roof needs of these schools in order to stabilize them until the respective addition/renovation projects enter the construction phase. Given that these projects are proposed for MSBA capital pipeline participation, the temporary stabilization scope may likely be accomplished through the City.

For convenience, estimated project costs in current dollar values are noted for each entry, including sub-totals for each project type category. Refer also to the baseline repair cost estimates at the end of this section for additional information.

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Lowell Public Schools - Comprehensive Facilities Assessment

Proposed Capital Plan Project Scheduling

OMR Project # 1308.00

	Estimated Project Cost
Overcrowding Using NESDEC Projections	
(in # of students)	
- Grades PK through 4 (22 Students per CR)	
- Grades 5 through 8 (24 Students per CR)	
- Total PK-8 Overcrowding	
Lowell Schools Facilities Assessment	
Return Rogers to Elementary School (PK-4)	
- Relocate LPS Administration	
- Alterations forPK-2 Elementary	
- Alterations forPK-3 Elementary	
- Alterations forPK-4 Elementary	
MSBA Capital Pipeline - New Program Projects	
Add's + Reno's to Wang Middle School	**$26.7M**
- MSBA Groundwork	
- MSBA Eligibility Period (Max. 270 days)	
- OPM and Designer Selection	
- Design Documentation	
- Phased Construction (18-24 months)	
Add's + Reno's to Daley Middle School	**$26.5M**
- MSBA Groundwork	
- MSBA Eligibility Period (Max. 270 days)	
- OPM and Designer Selection	
- Design Documentation	
- Phased Construction (18-24 months)	
Add's + Reno's to Robinson Middle School	**$27.2M**
- MSBA Groundwork	
- MSBA Eligibility Period (Max. 270 days)	
- OPM and Designer Selection	
- Design Documentation	
- Phased Construction (18-24 months)	
Build New PK-8 School	**$47.1M**
- MSBA Groundwork	
- MSBA Eligibility Period (Max. 270 days)	
- OPM and Designer Selection	
- Design Documentation	
- New Construction (24 months)	
Add's + Reno's to Lowell High School	**$245.4M**
- Accelerated Repair Work (MSBA) - Roof & Boilers	**TBD**
- MSBA Groundwork	
- MSBA Eligibility Period (Max. 270 days)	
- OPM and Designer Selection	
- Design Documentation	
- Phased Construction (48 months)	
Convert Rogers School to PK-8 **(or build new PK-8 near Rogers)**	**$36M**
- MSBA Groundwork	
- MSBA Eligibility Period (Max. 270 days)	
- OPM and Designer Selection	
- Design Documentation	
- Phased Construction (24-30 months)	
Total New Program Project Costs	**$408.9M**
MSBA Accelerated Repair Program Projects	
- Greenhalge Elem. School - Roof, Boilers	**$0.97M**
- Lincoln Elem. School - Roof, Boilers	**$0.97M**
- McAvinnue Elem. School - Roof, Boilers	**$0.87M**
- Murkland Elem. School - Roof, Boilers	**$0.99M**
- Butler Middle School - Roof	**$0.63M**
- Pyne Arts K-8 - Roof, Boilers	**$0.53M**
- Cardinal O-Connell - Roof, Windows, Boiler	**$0.58M**
- Adult Education Center - Roof, Windows	**$0.48M**
- LeBlanc Day School - Roof, Windows	**$0.50M**
- McAuliffe Elem. School - Roof	**$0.52M**
- Shaughnessy Elem. School - Roof	**$0.33M**
- Molloy Alt. School - Roof, Windows	**$0.37M**
- Bartlett K-8 - Roof, Boilers	**$1.32M**
- Riverside Alt. School - Windows	**$0.29M**
- Bailey Elem. School - Boilers	**$0.52M**
Total MSBA Accelerated Repair Project Costs	**$9.8M**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
- Grades PK through 4 (22 Students per CR)	858	990	770	836	1298	1276	594	594	0	0	0
- Grades 5 through 8 (24 Students per CR)	720	720	816	1008	1152	1296	432	432	0	0	0
- Total PK-8 Overcrowding	1578	1710	1586	1844	2450	2572	1026	1026	0	0	0

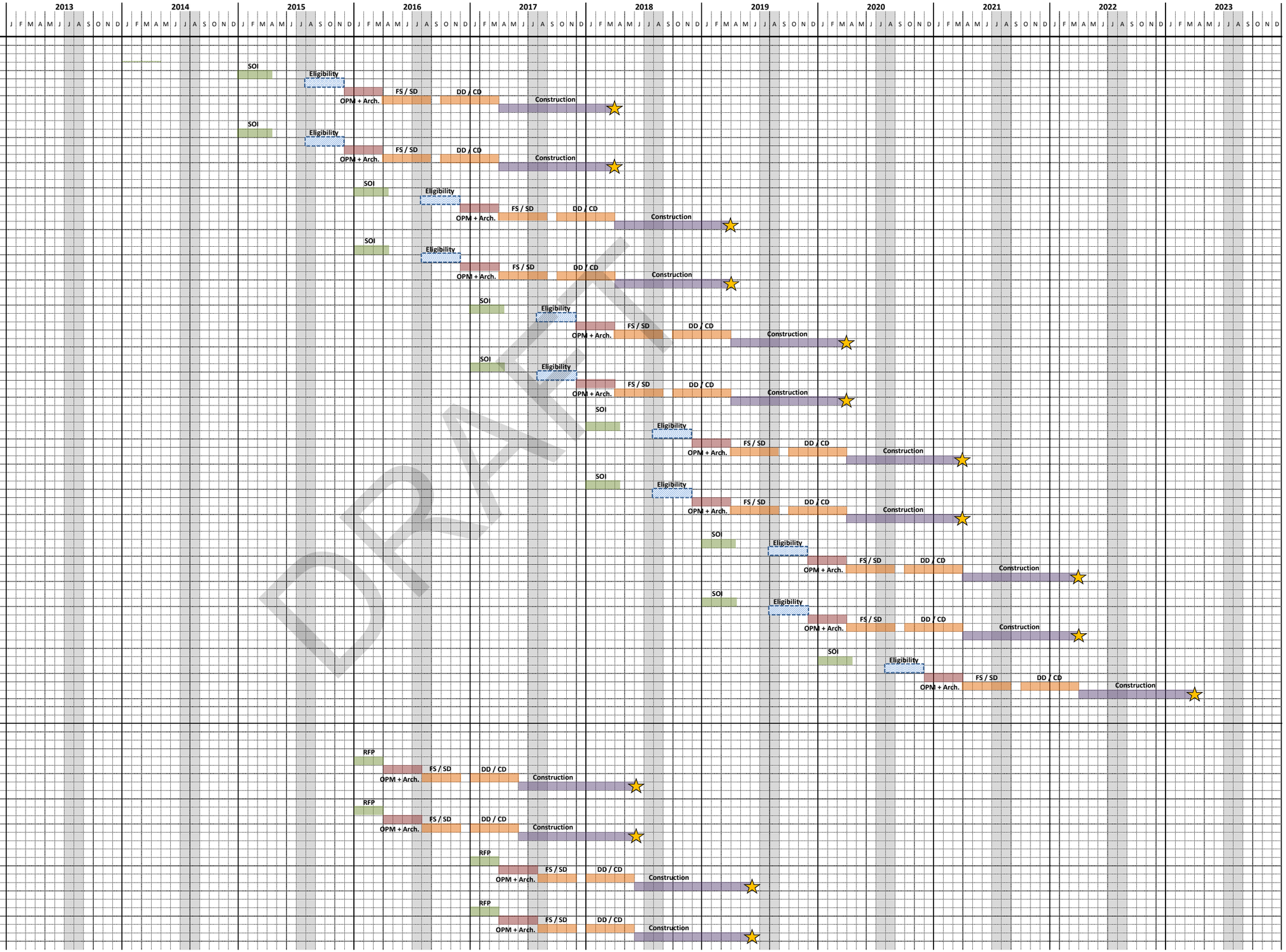
SOI
Eligibility
FS / SD
DD / CD
OPM + Arch.
Construction
SD / PFA
DD/CD, Const.
Pre. & Assign.

Lowell Public Schools - Comprehensive Facilities Assessment

Proposed Capital Plan Project Scheduling

OMR Project # 1308.00

	Estimated Project Cost
MSBA Cap. Pipeline - Major Repair Prog. Projects	
- Sullivan Middle School	**$7.2M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Reilly Elementary School	**$5.6M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Butler Middle School	**$5.3M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Lincoln Elementary School	**$4.9M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- McAvinnue Elementary School	**$4.6M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Greenhalge Elementary School	**$4.5M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- McAuliffe Elementary School	**$4.6M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Bailey Elementary School	**$4.9M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Bartlett K-8 School	**$4.7M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Moody Elementary School	**$7.3M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Washington Elementary School	**$6.3M**
- MSBA Groundwork	
- MSBA Eligibility Period (assume 120 days)	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
Total MSBA Major Repair Project Costs	**$59.9M**
City of Lowell - Bundle Repairs by School	
- Murkland Elementary School	**$3.7M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Cardinal O'Connell Alt. School	**$4.0M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Adult Education Center	**$4.0M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Shaughnessy Elementary School	**$3.6M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	



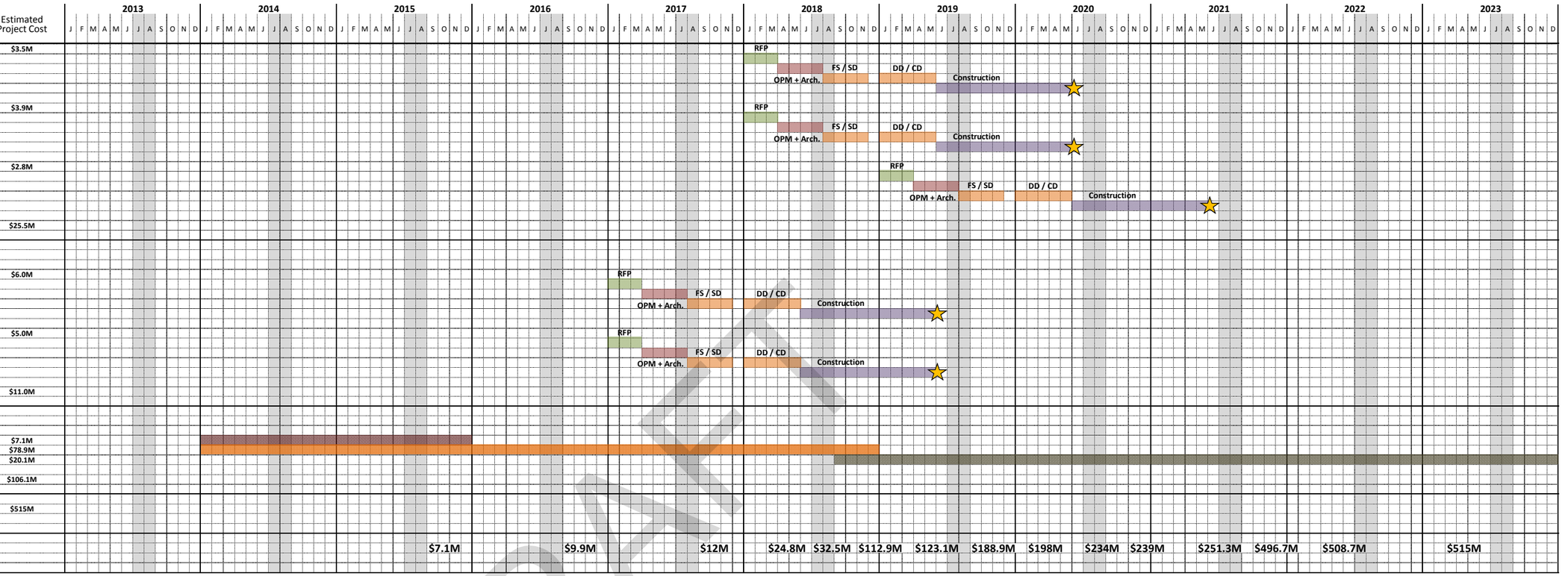
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Lowell Public Schools - Comprehensive Facilities Assessment

Proposed Capital Plan Project Scheduling

OMR Project # 1308.00

	Estimated Project Cost
- Molloy Alt. School	**$3.5M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- Riverside Alt. School	**$3.9M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
- LeBlanc Day School	**$2.8M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12 months)	
Total Lowell Bundle by School Repair Project Costs	**$25.5M**
City of Lowell - Bundle Repairs by Multiple Schools	
- Morey, Pawtucketville & Laura Lee Schools	**$6.0M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12-18 months)	
- Stoklosa M.S. and Pyne Arts K-8 Schools	**$5.0M**
- Request for Proposals	
- OPM and Designer Selection	
- Design Documentation	
- Construction (12-18 months)	
Total Lowell Bundle by Mult. School Repair Project Costs	**$11.0M**
Repair Work & Preventative Maint. Timeline	
(costs distributed among Repair categories above)	
- Immediate Repairs (Years 1-2)	**$7.1M**
- Short-Term Repairs (Years 1-5)	**$78.9M**
- Long-Term Repairs (Years 6-10)	**$20.1M**
Total Repair Work Project Costs	**$106.1M**
Total Capital Plan Project Costs	$515M
(New Program + Repairs)	
Aggregated Estimated Project Costs	
(over 10-year capital plan period)	



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Capital Plan Repair Scope of Work

In order to present the detailed repair scope of work for greatest ease of use, all of the individual repair action items from the existing conditions reports have been consolidated to create the following reference documents.

There are three repair scope documents, organized by action priority category - immediate (completion intention within one to two years), short term (completion intention within years one through five) and long term (completion intention within years six through ten).

Schools are organized in the same structure and order as the assessment reports within Section 3. Sub-sections for each school (site, interior, mechanical, etc.) are all titled for clear identification.

There is also a series of Evaluation Criteria - seven aspects for further understanding of the nature of the item and its associated effects. These allow application of additional scrutiny and understanding for deciding the disposition and importance of individual items, as well as for communicating the need to the stakeholders.

Line item estimated costs are indicated and totals for each priority group for each school are provided. Note these are only the sub-contractor values in today's dollars and have not been adjusted for construction and project costs or escalation. Refer to the baseline repair estimates at the end of this section for school project costs. Action items include those under the district's maintenance budget for an all-inclusive reference for the capital plan.

Routine MEP/FP maintenance recommendations are not included here but are under the full reports for each individual school. As these items are ongoing requirements, they have not been assigned a specific action priority and don't appear within the capital plan consolidated scopes of work.

These consolidated references provide an understanding across the district of the nature and relative costs of needs within each priority and for each school building.

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Lowell Public Schools - Comprehensive Facilities Assessment
Capital Plan Repair Scope of Work
OMR Project # 1308.00

NOTES:
These items categorized as Immediate should be completed as soon as possible within Years 1-2.
Left-hand Item #'s correspond to existing conditions evaluation report entries.
Door # references based on BeSafe plan designations.
Categories for each school that have no immediate repair scope are not noted.
Estimated costs are sub-contractor values and have not been adjusted for construction or project costs.
Refer to cost estimates for each school within the Capital Plan report section.

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

IMMEDIATE PRIORITY REPAIRS

	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND: COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	EVALUATION CRITERIA: HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
ELEMENTARY SCHOOLS																
BAILEY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- 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	-	☑	-	☑	☑	☑	☑	☑	**$3,206**
BAILEY ELEMENTARY SCHOOL - STRUCTURAL																
8.	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.	Repair crack in concrete.	1	ES	I	1 location	-	☑	-	-	☑	-	-	☑	**$45**
BAILEY ELEMENTARY SCHOOL - PLUMBING																
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.	Pull the stone ballast away from all roof drains and remove debris and flush clean.	3	ES	I	-	-	-	-	☑	☑	☑	☑	-	**$5,176**
															TOTAL BAILEY IMMEDIATE	**$8,427**
GREENHALGE ELEMENTARY SCHOOL - SITE																
18.	**Other Observations**															
	Shade Pavilion	Free-standing shade pavilion 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.	-	☑	-	-	-	-	-	☑	**$15,000**
GREENHALGE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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)	-	-	-	☑	☑	☑	-	☑	**$69,968**
2.	**Windows**															
	- 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	-	-	-	☑	☑	☑	☑	☑	**$10,251**
7.	**Roof Assembly and Flashing**															

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Lowell Public Schools - Comprehensive Facilities Assessment
Capital Plan Repair Scope of Work
OMR Project # 1308.00

NOTES:
These items categorized as Immediate should be completed as soon as possible within Years 1-2.
Left-hand Item #'s correspond to existing conditions evaluation report entries.
Door # references based on BeSafe plan designations.
Categories for each school that have no immediate repair scope are not noted.
Estimated costs are sub-contractor values and have not been adjusted for construction or project costs.
Refer to cost estimates for each school within the Capital Plan report section.

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

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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	-	-	-	☑	☑	☑	☑	-	**$219,270**
	- 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 replace.	-	-	-	☑	☑	☑	☑	-	**-**
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	-	-	-	☑	☑	☑	☑	-	**$935**
	- 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.	-	-	-	☑	☑	☑	☑	-	**-**
GREENHALGE ELEMENTARY SCHOOL - BUILDING INTERIOR																
36.	**Mechanical & Service**															
	- 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		☑	-	-	☑	-	-	☑	**$4,305**
GREENHALGE ELEMENTARY SCHOOL - STRUCTURAL																
8b.	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.	See description.	2	ES	I		Under maint. Budget.	-	-	-	☑	☑	-	-	**-**
GREENHALGE ELEMENTARY SCHOOL - ELECTRICAL																
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.	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.	2	OB	I	-	-	☑	☑	-	-	-	-	-	**$180,288**
															TOTAL GREENHALGE IMMEDIATE	**$500,017**
LINCOLN ELEMENTARY SCHOOL - SITE																
16.	**Site Drainage**															
	- Ponding	Ponding occurs by the curved step seating in front of the 4th grade classrooms.	Add catch basin.	1	OB	I	-	Under maint. Budget.	-	-	-	-	-	-	☑	**-**
18.	**Other Observations**															

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3 - Good - Functional & Maintained		
4 - Excellent - New		

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
		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.	☑	-	☑	☑	-	-	☑	**$3,000**
LINCOLN ELEMENTARY SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- 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	-	-	-	☑	☑	☑	☑	☑	**$18,090**
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	-	-	-	☑	☑	☑	-	-	**$7,905**
7.	**Roof Assembly and Flashing**															
	- 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	Roof Mem. 19,400 sf snowgrds 180 lf	-	-	-	☑	☑	☑	☑	-	**$237,650**
	- 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 accommodate 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)	-	-	-	☑	☑	☑	☑	☑	**$35,640**
	- 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	-	-	-	☑	☑	☑	☑	☑	**-**
13.	**Other Observations**															
		Roof top units pipe insulation wrappings are deteriorated. Many pipe support wood sleepers have many stress fractures. Brick mortar joint spalling/missing above counter flashing around gym wall.	Replace in kind.	1	ES	I	-	Under maint. budget.	-	-	☑	☑	☑	-	-	**-**
LINCOLN ELEMENTARY SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- 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	-		☑	☑	-	-	-	-	-	**-**
18.	**Performing Arts - Stage**															
	- Stage Accessibility	Handrail at one access stair has failed wall bracket.	Repair handrail fastening.	1	ES	I	-	Under maint. budget.	☑	-	-	-	-	-	☑	**-**
38.	**Other Spaces**															

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IMMEDIATE PRIORITY REPAIRS

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	First Floor Custodial Closet	Significant and ongoing condensation/water leak from ACU-3 unit above has caused damage to VCT floor, resilient 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	ES	I	75 sf ACT 275 sf GWB walls 75 sf VCT		☑	-	☑	☑	☑	-	☑	**$3,705**
LINCOLN ELEMENTARY SCHOOL - 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 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.	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.	1,2	OB	I			☑	-	-	-	☑	-	-	**$309,157**
LINCOLN ELEMENTARY SCHOOL - 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.	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.	2	ES	I	maint. Item	action priority to remove stored items	☑	-	-	-	-	-	-	-
															TOTAL LINCOLN IMMEDIATE	**$615,147**
MCAULIFFE ELEMENTARY SCHOOL - SITE																
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$12,000**
MCAULIFFE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	**$1,024**
2.	**Windows**															

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	- 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		☑	-	-	☑	☑	☑	☑	**$603**
8.	**Skylights**															
	- Type (unit or glazed)	Aluminum 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		-	-	-	☑	-	☑	☑	**$975**
10.	**Exterior Stairs and Ladders**															
	- 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.	☑	-	-	☑	-	-	☑	**$4,400**
MCAULIFFE ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	ES	I	200 SF (GWB)		☑	-	-	-	-	-	☑	**$750**
MCAULIFFE ELEMENTARY SCHOOL - PLUMBING																
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.	System appears to be in working order. Provide dedicated gas supply from meter to emergency generator. Install automatic gas valve interlocked with kitchen hood.	3	ES	I			☑	☑	-	-	-	-	-	**$9,548**
MCAULIFFE ELEMENTARY SCHOOL - 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.	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.	2	OB	I			☑	-	-	-	-	-	-	**$10,000**
MCAULIFFE ELEMENTARY SCHOOL - ELECTRICAL																
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 custodial staff stated can not be identified.	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.	2	OB	I			☑	☑	-	-	-	-	-	**$159,138**

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															TOTAL MCAULIFFE IMMEDIATE	$198,438
MCAVINNUE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	$67,928
2.	**Windows**															
	- 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		-	-	☑	☑	☑	☑	☑	$2,412
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 entries at 405 sf storefront, 135 lf sealant		☑	-	-	-	-	-	-	$14,715
	- 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	see above	☑	-	-	-	-	-	-	
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		-	-	☑	☑	☑	☑	-	$219,270
	- 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 replace.		-	-	-	☑	-	-	-	
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		-	-	-	☑	-	-	-	$1,320

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	- 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					☑				
13.	**Other Observations**															
	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 allow.		☑	☑	-	☑	-	-	-	**$15,000**
MCAVINNUE ELEMENTARY SCHOOL - BUILDING INTERIOR																
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.	1	ES	I	GWB 300 sf VCT 90 sf, one door, invest. Allow.		☑	-	-	☑	-	-	☑	**$14,613**
MCAVINNUE ELEMENTARY SCHOOL - STRUCTURAL																
8.	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.	See description. Refer to architectural report.	0	ES	I	-	Costs included under arch.	☑	-	-	-	-	-	-	**-**
MCAVINNUE ELEMENTARY SCHOOL - PLUMBING																
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.	Replace water heaters with high efficiency condensing water heaters with mixing valve & expansion tank.	0	OB	I	-	-	☑	☑	-	-	-	-	-	**$35,163**
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.	Paint all exterior gas piping at grade and on the roof. Clear vegetation from around the gas meter.	3	ES	I			-	☑	-	-	-	-	-	**$10,127**
															TOTAL MCAVINNUE IMMEDIATE	**$380,548**
MOODY ELEMENTARY SCHOOL - SITE																
3.	**Vehicular Drop-Off & Pick-Up Areas**															
	- 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	-		☑	-	-	-	☑	-	-	**-**
MOODY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
7.	**Roof Assembly and Flashing**															

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Lowell Public Schools - Comprehensive Facilities Assessment
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3 - Good - Functional & Maintained		
4 - Excellent - New		

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
	- 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		☑	-	-	-	-	-	-	**$13,500**
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	Costs include under struct. scope	☑	☑	-	-	-	-	☑	**-**
MOODY ELEMENTARY SCHOOL - BUILDING INTERIOR																
3.	**Building Signage**															
	- 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		☑	-	-	-	-	-	-	**-**
6.	**Interior Doors & Sidelights**															
	- 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 replac. under reno. estimate	☑	☑	-	-	-	☑	-	**$11,950**
26.	**Cafeteria**															
	- 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	-	I	2000 sf VCT, 2000 sf ACT & grid	Painting, paneling under maint. budget.	☑	-	-	☑	-	☑	☑	**$22,900**
MOODY ELEMENTARY SCHOOL - STRUCTURAL																
8e.	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.	Repair fire escape stair.	2	ES	I	-	-	-	-	-	-	-	-	-	**$2,250**
MOODY ELEMENTARY SCHOOL - FIRE PROTECTION																

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IMMEDIATE PRIORITY REPAIRS

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	Cross Connection Prevention	Building is supplied by a combined 2" water service. The building does not have any type of automatic sprinkler system.	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.	1	OB	I	-		-	-	-	-	-	-	-	**$8,000**
MOODY ELEMENTARY SCHOOL - PLUMBING																
1.	Cold Water System	Building is supplied by a combined 2" water service. The building is serviced by a 2" metered domestic service.	The Building shall have a separate domestic metered water service.	2	ES	I			☑	☑	-	-	-	-	-	**$3,547**
11.	Plumbing Fixtures	Mop sinks are cast iron, porcelain enameled type, faucet is not equipped with vacuum breaker.	Provide new floor mounted basin with new vacuum breaker type faucet.	1	OB	I			☑	☑	-	-	-	-	-	**$3,784**
MOODY ELEMENTARY SCHOOL - MECHANICAL																
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.	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.	1	OB	I			☑	☑	-	-	-	-	-	**$70,944**
															TOTAL MOODY IMMEDIATE	**$136,875**
MOREY ELEMENTARY SCHOOL - SITE																
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		-	-	-	☑	-	☑	☑	**$12,432**
MOREY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	☑	☑	**$200**
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.	-	-	-	☑	-	-	☑	**$26,880**
	- 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.	-	-	-	☑	-	-	☑	-
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.	☑	-	-	-	-	☑	☑	-
MOREY ELEMENTARY SCHOOL - BUILDING INTERIOR																
3.	**Building Signage**															

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	- 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.	☑	-	-	-	-	☑	☑	-
	- Accessibility Compliance	Taped paper signage does not meet MAAB regulations for lettering, braille, contrast and mounting heights.	Provide code compliant room signage	-	-	I		Under maint. budget.	☑	-	-	-	-	☑	☑	-
21.	**Gymnasium**															
	- 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.	☑	-	-	-	-	☑	☑	-
	- Backstops	Protective pad has fallen off.	Re-install protective pad.	2	ES	I	-	Under maint. budget.	☑	-	-	-	-	☑	☑	-
															TOTAL MOREY IMMEDIATE	**$39,512**
MURKLAND ELEMENTARY SCHOOL - SITE																
3.	**Vehicular Drop-Off & Pick-Up Areas**															
	- Car and Bus Separations	Big issue in the morning and afternoon hours due to one single loop road.	Review alternative loop road configuration.	-	-	I	-		☑	-	-	-	☑	-	-	-
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	-		☑	-	-	-	☑	-	-	-
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 access 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		☑	-	-	-	-	-	☑	**$64**
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.	-	-	-	☑	-	-	☑	-
MURKLAND ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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 approximately. 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		☑	-	-	☑	-	-	☑	**$47,915**
2.	**Windows**															

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	- 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		-	-	☑	☑	☑	☑	☑	**$36,180**
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		☑	-	-	-	-	-	☑	**$9,475**
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 torn off exposing the plywood substrate.	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		☑	-	☑	☑	☑	☑	☑	**$244,550**
	- 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 accommodate 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)		-	-	-	☑	-	-	-	**$35,640**
	- 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			-	-	-	☑	-	-	-	**-**
13.	**Other Observations**															
		Roof top units pipe insulation wrappings are deteriorated. Many pipe support wood sleepers have many stress fractures. Brick mortar joint spalling/missing above counter flashing around gym wall	Replace in kind	0	ES	I		Under maint. budget.	-	-	-	☑	-	-	-	**-**
MURKLAND ELEMENTARY SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- 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	-		☑	☑	-	-	-	-	-	**-**
MURKLAND ELEMENTARY SCHOOL - STRUCTURAL																

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8a.	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.	See description.	1	ES	I	-	Costs included under Bldg. Ext. section	☑	-	-	☑	-	-	☑	-
															TOTAL MURKLAND IMMEDIATE	**$373,824**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - SITE																
15.	**Site Furniture & Accessories**															
	- 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 entry below.	2	ES	I	(1)	Costs under struct. scope.	☑	-	-	-	-	-	☑	-
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - BUILDING EXTERIOR																
7.	**Roof Assembly and Flashing**															
	- 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.	3	ES	I	600 LF		☑	-	-	-	-	-	-	**$27,000**
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		-	-	-	☑	-	-	-	**$360**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - BUILDING INTERIOR																
21.	**Gymnasium**															
	- 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	-	-	-	☑	-	-	-	-
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	Revise & rebuild connection within wall including rebuild brick veneer.	1	ES	I			☑	-	-	-	-	-	-	**$500**
															TOTAL PAWTUCK IMMEDIATE	**$27,860**
REILLY ELEMENTARY SCHOOL - PLUMBING																

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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 remodeled 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.	Repair the domestic hot water recirculation system so circulation 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.	3	ES	I	-	-	☑	☑	-	-	-	-	-	**$13,343**
															TOTAL REILLY IMMEDIATE	**$13,343**
SHAUGHNESSY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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	I	5 dbl. leaf doors		-	-	-	☑	-	-	☑	**$9,650**
	- 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	I	incl. in abv.		-	-	-	☑	-	-	☑	**-**
10.	**Exterior Stairs and Ladders**															
	- 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)		☑	☑	-	-	-	-	-	**$8,820**
SHAUGHNESSY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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 damaged and replace GWB ceiling. Further investigation is required to determine source of stained tiles and damaged GWB.	2	ES	I	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
															TOTAL SHAUGHN IMMEDIATE	**$18,470**
WASHINGTON ELEMENTARY SCHOOL - SITE																
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 - potential safety issue.	Review alternative car drop-off location.	-	-	I			☑	-	-	-	☑	-	-	**-**
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	additional repair costs under structural scope	☑	-	-	-	-	-	☑	**$127,798**

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Lowell Public Schools - Comprehensive Facilities Assessment
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3 - Good - Functional & Maintained		
4 - Excellent - New		

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
WASHINGTON ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	-	**$2,400**
10.	**Exterior Stairs and Ladders**															
	- 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	Costs include under structural scope.	☑	☑	-	☑	-	-	☑	-
WASHINGTON ELEMENTARY SCHOOL - STRUCTURAL																
8b.	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.	See description.	1	OB	I	-		☑	-	-	-	-	-	☑	**$7,560**
8c.	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.	See description.	2	ES	I	-	costs under arch. site section	☑	-	-	-	-	-	☑	-
8d.	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.	See description.	2	ES	I	-		☑	-	-	-	-	-	☑	**$350**
8f.	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.	See description.	2	ES	I	-		☑	-	-	-	-	-	-	**$3,000**
WASHINGTON ELEMENTARY SCHOOL - MECHANICAL																

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IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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.	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.	1	OB	I			☑	☑	-	-	-	-	-	**$54,648**
WASHINGTON ELEMENTARY SCHOOL - ELECTRICAL																
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 non-lit exit signs were noted during the survey.	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.	2	ES	I			☑	☑	-	-	-	-	-	**$9,108**
															TOTAL WASHINGTON IMMEDIATE	**$204,864**

MIDDLE, K-8 AND ROGERS SCHOOLS

BUTLER MIDDLE SCHOOL - SITE																
4.	**Vehic. & Pedestrian Circulation**															
	- 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	-	☑	-	-	-	-	-	☑	**$16,375**
BUTLER MIDDLE SCHOOL - BUILDING EXTERIOR																
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)1 50 SF (mtl pnl)		-	-	☑	☑	-	-	☑	**$23,250**
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		-	-	-	☑	-	-	☑	**$3,600**
	- 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		☑	-	☑	☑	☑	-	☑	**$6,700**
	- 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		-	-	-	☑	-	-	-	**$19,440**
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		-	-	-	☑	-	-	☑	**$7,350**
	- 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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IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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		☑	-	☑	☑	-	-	☑	**$2,496**
7.	**Roof Assembly and Flashing**															
	- 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	-	-	☑	☑	-	☑	-	**$352,000**
BUTLER MIDDLE SCHOOL - BUILDING INTERIOR																
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	ES	I	-	See entry for roofing.	-	-	☑	☑	-	☑	-	**-**
															TOTAL BUTLER IMMEDIATE	**$431,211**
DALEY MIDDLE SCHOOL - BUILDING EXTERIOR			**NOTE DALEY IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
3.	**Entrance Systems**															
	- 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		-	-	-	☑	-	-	-	**$19,300**
7.	**Roof Assembly and Flashing**															
	- 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		-	-	☑	☑	-	☑	-	**$563,500**
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.	-	-	-	☑	-	-	-	**-**
DALEY MIDDLE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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		☑	☑	-	-	-	-	-	**$8,400**
21.	**Gymnasium**															
	- 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.	2	ES	I	7190 sf clg. Area	Wood floor under maint. budget.	-	-	-	☑	-	☑	☑	**$57,520**
DALEY MIDDLE SCHOOL - STRUCTURAL																

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8a.	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.	Investigate storm drainage system.	2	ES	I			-	-	-	☑	-	-	-	**-**
8d.	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.	Repoint crack. Chip off concrete & rebuild.	0	ES	I	10 lf crack 20 sf conc.		-	-	-	☑	-	-	☑	**$90**
DALEY MIDDLE SCHOOL - FIRE PROTECTION																
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.	Repair/replace post indicator valve assembly.	1	ES	I	-		☑	-	-	-	-	-	-	**$7,000**
															TOTAL DALEY IMMEDIATE	**$655,810**
ROBINSON MIDDLE SCHOOL - SITE			**NOTE ROBINSON IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
16.	**Site Drainage**															
	- Ponding	Severe ponding occurs at main entrance.	Regrade roadway and reconfigure drainage to eliminate ponding.	-	OB	I	5,000 SF		☑	-	-	☑	-	-	☑	**$35,000**
															TOTAL ROBINSON IMMEDIATE	**$35,000**
STOKLOSA MIDDLE SCHOOL - BUILDING EXTERIOR																
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.		☑	-	-	☑	-	☑	☑	**$8,000**
STOKLOSA MIDDLE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															

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	- 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		☑	☑	-	-	-	-	☑	**$7,500**
STOKLOSA MIDDLE SCHOOL - ELECTRICAL																
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 paths 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.	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.	2	ES	I			☑	☑	-	-	-	-	-	**$26,366**
															TOTAL STOKLOSA IMMEDIATE	**$41,866**
SULLIVAN MIDDLE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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		☑	☑	-	-	-	-	-	**$19,680**
SULLIVAN MIDDLE SCHOOL - PLUMBING																
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.	Investigate cause of standing water in main mechanical room and repair.	3	ES	I			☑	-	-	☑	-	-	-	**$14,582**
SULLIVAN MIDDLE SCHOOL - 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.	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.	3	ES	I	maint. Item	action priority refers to removal of stored items	☑	-	-	-	-	-	-	**-**

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															TOTAL SULLIVAN IMMEDIATE	$34,262
WANG MIDDLE SCHOOL - BUILDING EXTERIOR			**NOTE WANG IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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 and repair all failing seals at skylights.	2	ES	I	32 SF		☑	-	☑	☑	☑	-	☑	$1,920
	- Glazing Type	Clear and translucent acrylic glazing; see above.	See above.	-	-	-	-									
11.	**Areaways**															
	- 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.	-	-	-	☑	-	-	-	-
WANG MIDDLE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Corridor fire 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		☑	☑	-	-	-	-	-	$3,200
WANG MIDDLE SCHOOL - PLUMBING																
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.	Single water heater is not adequate in size to supply entire building & kitchen. Replace with new high efficiency condensing type heaters.	1	OB	I			☑	☑	-	-	-	-	-	$28,159
WANG MIDDLE SCHOOL - ELECTRICAL																
2.	**Distribution System**	The feeders and subpanels are in good condition. There is no TVSS installed on any of the sub-panels. Electrical sub-panels are typically installed in dedicated electrical rooms.	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 safety issue.	2	ES	I	maint. Item	action priority refers to removal of stored items	☑	-	-	-	-	-	-	$28,159
8.	Life Safety (Fire Alarm)	The fire alarm system was code compliant when installed. The main control panel is a FCI 7200	The custodian reported that the panel is usually in trouble. The system was in trouble at the time of the visit. . The	1	OB	I			☑	☑	-	-	-	-	-	$234,660
															TOTAL WANG IMMEDIATE	$296,098
BARTLETT COMMUNITY PARTNERSHIP - SITE																
1.	**Building Entrances**															

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3 - Good - Functional & Maintained		
4 - Excellent - New		

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
	- 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.	-	☑	☑	-	-	-	-	☑	**$3,745**
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.	☑	-	-	☑	-	☑	-	**-**
BARTLETT COMMUNITY PARTNERSHIP - BUILDING EXTERIOR																
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.	-	-	☑	☑	-	☑	☑	**-**
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.	☑	☑	-	-	-	-	-	**-**
BARTLETT COMMUNITY PARTNERSHIP - BUILDING INTERIOR																
5.	**Elevators & Lifts**															
	- 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	Allow.- extent of repair unknown	-	☑	-	-	-	☑	-	**$10,000**
18.	**Performing Arts - Stage**	There are two (2) stages - one at the cafetorium and one at the gymnasium.														
	- 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		☑	☑	-	-	-	-	☑	**$14,400**
BARTLETT COMMUNITY PARTNERSHIP -STRUCTURAL																

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IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
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8b.	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.	See description.	1	OB	I	-	Costs under arch. site section	☑	-	-	-	-	-	-	-
															TOTAL BARTLETT IMMEDIATE	**$28,145**
PYNE ARTS SCHOOL - SITE																
3.	**Vehicular Drop-Off & Pick-Up Areas**															
	- 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	-		☑	-	-	-	☑	-	-	-
PYNE ARTS SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	-	-	-	**$218,800**
	- 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		-	-	-	☑	-	-	-	-
															TOTAL PYNE IMMEDIATE	**$218,800**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES -SITE			**NOTE ROGERS IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
18.	Other Observations															

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IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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)		☑	-	-	☑	-	-	☑	**$110,190**
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		-	-	☑	☑	-	-	☑	**$6,983**
	- 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.		-	-	-	☑	-	-	☑	**-**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - BUILDING EXTERIOR																
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		-	-	☑	☑	-	-	-	**$153,295**
	- 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	-		-	-	-	☑	-	-	-	**-**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - BUILDING INTERIOR																
2.	**Corridors**															
	- 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 properly engaging.	Repair all door hold-opens and vertical rods as required for proper operation.	2	ES	I	17 leafs (50%)		☑	☑	-	-	-	-	-	**$13,940**
4.	**Stairs & Exits**															
	- 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.	☑	☑	-	-	-	-	-	**-**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - STRUCTURAL																
8a.	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.	Cut out steel column base and provide new concrete plinth.	1	ES	I	30 columns		☑	-	-	☑	-	-	☑	**$36,000**

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8b.	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.	Rebuild top brick section.	2	ES	I	320 SF		☑	-	-	☑	-	-	☑	**$17,600**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - ELECTRICAL																
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.	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.	3	ES	I	action priority refers to tile repair	Under maint. budget.	☑	-	-	-	-	-	☑	-
															TOTAL ROGERS IMMEDIATE	**$338,008**
HIGH SCHOOL FACILITIES			**NOTE LOWELL H.S. IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
L.H.S. FRESHMAN ACADEMY																
L.H.S. FRESHMAN ACADEMY - BUILDING EXTERIOR																
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		-	-	☑	☑	-	-	☑	**$37,200**
	- Glazing Type and Color	Butyl	Replace	0	OB	I	incl. in above	in cost above	-	-	☑	☑	-	-	-	-
	- Door widths & clearances	Varies	Replace with aluminum in exist door size	0	OB	I	6 pair		-	-	-	☑	-	-	-	**$31,600**
	- Entry door hardware	Very old and mismatched	Replace with new doors	0	OB	I	incl. in above	in cost above	-	-	-	☑	-	-	☑	-
4.	**Exterior Doors**															
	- Materials	Hollow metal	Doors and hardware are in bad condition and should be replaced	0	OB	I	-	See entry system	-	-	-	☑	-	-	☑	-
	- Door hardware	Old and mismatched	Replace with new doors	0	OB	I	-	See entry system	-	-	-	☑	-	-	☑	-
6.	**Sealants & Expansion Joints**															
	- 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		-	-	☑	☑	-	-	-	**$8,000**
L.H.S. FRESHMAN ACADEMY - BUILDING INTERIOR																
4.	**Stairs & Exits**															

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	- Presence of Storage Beneath	Some stairs had loose storage.	Remove stored items from stairwells	-	-	I	-	Under maint. budget	☑	☑	-	-	-	-	-	-
L.H.S. FRESHMAN ACADEMY - FIRE PROTECTION																
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	The fire pump is in fair condition and requires servicing of the main bearings which are corroded and testing. Backflow protection should be added to the system.	2	ES	I	-		☑	☑	-	-	-	-	-	**$12,000**
17.	Sprinklers Freshman Building	Sprinklers are pendant type with escutcheon in finished spaces and upright in spaces without ceilings.	Some sprinklers are heavily covered with dust and require cleaning. Sprinklers older than 50 years require testing per NFPA 25.	2	ES	I			☑	☑	-	-	-	-	-	**$9,276**
L.H.S. FRESHMAN ACADEMY - PLUMBING																
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 on top 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 serving kitchen, 1.5 KW input and 30 gallons storage.	Provide a recirculation system, master mixing valve, expansion tank and store water at 140 degrees to avoid Legionnaire's disease. Fix drainage problem and provide a concrete pad for the heater.	2	ES	I			☑	☑	-	-	-	-	-	**$18,552**

L.H.S. 1922 BUILDING - KOULOHERAS

LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - BUILDING EXTERIOR																
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 artificial 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 delaminated 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	-	-	☑	☑	☑	☑	-	**$857,000**
	- 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 sloped slate roof only	-	-	-	☑	-	-	-	-
	- Walkway pads	Roofing material	Provide new when roof is replaced	0	OB	I	incl. in above		-	-	-	☑	-	-	-	-
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- Presence of Storage Beneath	Some storage was observed	Remove all stored materials from exit stair wells.	-	I	-	-	Under maint. budget.	☑	☑	-	-	-	-	-	-
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - PLUMBING																

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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.	Provide a master mixing valve and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease.	3	ES	I			☑	☑	-	-	-	-	-	**$5,368**

L.H.S. 1980 BUILDING - LORD

LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - BUILDING EXTERIOR

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 - Fibrous 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 fibrous cement column covers are damaged or have been replaced with painted plywood panels. As a minimum 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 cons. coping	* Fibrous cement column covers and gutters	☑	-	☑	☑	☑	-	☑	**$113,390**
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, cementitious panels and brick to aluminum window and curtain walls with new silicone sealant.	1	OB	I	10000 LF		-	-	☑	☑	☑	-	☑	**$40,000**
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		-	-	-	☑	-	-	-	**$37,000**

LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - INTERIOR

4.	**Stairs & Exits**															

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2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- Presence of Storage Beneath	Yes, storage units at 1st floor NW stair	Non code conforming, relocate storage units	-	-	I		Under maint. budget.	☑	☑	-	-	-	-	-	-
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - STRUCTURAL																
8c.	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.	Replace brick lintel course & flashing.	2	ES	I	-	Costs under arch. ext. section	☑	-	-	☑	-	-	-	-
L.H.S. BOILER PLANT																
LOWELL HIGH SCHOOL - BOILER PLANT - FIRE PROTECTION																
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.	Provide backflow preventer if none provided in adjoining building	3	ES	I			☑	☑	-	-	-	-	-	**$8,000**
LOWELL HIGH SCHOOL - BOILER PLANT - ELECTRICAL																
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 throughout as well which are in poor condition.	The emergency battery units should be upgraded.	1	ES	I			☑	-	-	-	-	-	-	**$2,500**
															TOTAL HIGH SCHOOL IMMEDIATE	**$1,179,886**
ALTERNATIVE & DAY FACILITIES																
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - STRUCTURAL																
8a.	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.	Structurally repoint crack.	2	ES	I	40 LF		☑	-	-	☑	-	-	-	**$60**
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - MECHANICAL																
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.	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.	1	OB	I			☑	☑	-	-	-	☑	-	**$35,984**
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - ELECTRICAL																
5.	**Exterior Lighting**	There is one building mounted fluorescent mini flood light at the main entrance controlled by an integral photocell that has been added, the fixture is in poor condition.	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.	1	OB	I			☑	-	-	-	-	-	-	**$34,784**

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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.	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.	1	OB	I			☑	☑	-	-	-	-	-	**$59,973**
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	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.	0	OB	I			☑	-	-	-	-	-	-	**$47,978**
															TOTAL CARDINAL IMMEDIATE	**$178,779**
LAURA LEE ALTERNATIVE SCHOOL - SITE																
3.	**Vehicular Drop-Off & Pick-Up Areas**															
	- 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**															
	- Walkway Materials	All concrete walkways are in poor condition.	Extensive repair and/or replacement required.	0-1	ES	I	1200 sf		☑	-	-	-	-	-	☑	**$8,750**
7.	**Athletic Fields & Play Areas**															
	- 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		-	-	-	☑	-	-	☑	**$6,000**
LAURA LEE ALTERNATIVE SCHOOL - BUILDING EXTERIOR																
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		☑	-	-	☑	-	-	☑	**$30,000**
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.	☑	-	-	☑	-	-	-	**-**

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	- 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		-	-	-	☑	-	-	☑	**$7,140**
LAURA LEE ALTERNATIVE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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		☑	☑	-	-	-	-	-	**$16,800**
4.	**Stairs & Exits**															
	- 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			☑	☑	-	-	-	-	-	
LAURA LEE ALTERNATIVE SCHOOL - STRUCTURAL																
8a.	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.	Repair base of wood column.	1	OB	I	2 columns	-	☑	-	-	☑	-	-	☑	**$190**
LAURA LEE ALTERNATIVE SCHOOL - MECHANICAL																
5.	Ventilation & Exhaust Systems	The building is ventilated through the use of operable windows. The restrooms do not appear to be mechanically exhausted.	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.	0	OB	I			☑	☑	-	-	-	☑	-	**$154,480**
LAURA LEE ALTERNATIVE SCHOOL - ELECTRICAL																
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.	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.	1	OB	I			☑	-	-	-	-	-	-	**$46,344**
10.	Communication / Clock System	None	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.	-	-	I			☑	-	-	-	-	-	-	**$30,896**
															TOTAL LAURA LEE IMMEDIATE	**$300,600**
LEBLANC THERAPEUTIC DAY SCHOOL - SITE																

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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	Create an accessible route through the perimeter chain link fence for fire department access	-	-	I	-	-	☑	-	-	-	-	-	-	-
LEBLANC THERAPEUTIC DAY SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	-	-	**$122,500**
	- 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.		-	-	-	☑	-	-	☑	-
LEBLANC THERAPEUTIC DAY SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- Presence of Storage Beneath	Storage below stairs and within stairwell shafts is present	Remove storage items from beneath the stairs	-	-	I	-	Under maint. budget.	☑	☑	-	-	-	-	-	-
LEBLANC THERAPEUTIC DAY SCHOOL - STRUCTURAL																
8a.	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.	Repoint brick wall.	0	ES	I	-	Costs under arch. ext. section	☑	-	-	☑	-	-	☑	-
LEBLANC THERAPEUTIC DAY SCHOOL -MECHANICAL																
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 associated with natural ventilation shafts, these shafts travel from the upper level to the lower level.	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements. The non-operational fan should be replaced.	1	OB	I			☑	☑	-	-	-	☑	-	**$39,981**
															TOTAL LEBLANC IMMEDIATE	**$162,481**
MOLLOY ALTERNATIVE SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	-	-	**$73,500**
MOLLOY ALTERNATIVE SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															

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	- Presence of Storage Beneath	Storage below stairs and within stairwell shafts is present	Remove storage items from beneath the stairs	-	-	I	-	Under maint. budget.	☑	☑	-	-	-	-	-	-
MOLLOY ALTERNATIVE SCHOOL - STRUCTURAL																
8b.	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.	Rebuild brick wall and repair stone coping.	2	OB	I			☑	-	-	☑	-	-	☑	**$30,950**
MOLLOY ALTERNATIVE SCHOOL - MECHANICAL																
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.	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.	1	OB	I	-		☑	☑	-	-	-	☑	-	**$30,818**
															TOTAL MOLLOY IMMEDIATE	**$135,268**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - SITE																
3.	**Vehicular Drop-Off & Pick-Up Areas**															
	- 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			☑	-	-	-	☑	-	-	-
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - BUILDING EXTERIOR																
5.	**Fascia, Trim, Soffits & Overhangs**															
	- Materials	South and west porticos wood overhangs are in poor condition overall and should be demo.	Rebuilt in kind the south and west porticos overhangs. See entry under other observations below.	0	ES	I	See entry under other observations below.		☑	-	-	☑	-	-	☑	-
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		-	-	-	☑	-	-	☑	**$7,260**
9.	**Gutters and Downspouts**															

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	- 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 snwgrds		☑	-	-	☑	-	-	☑	**$19,184**
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 cols,15 lf arch,, steps 100 sf.cap 15 lf,portico-replace ped. & col.caps		☑	-	-	☑	-	-	☑	**$6,679**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- 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.	☑	☑	-	-	-	-	-	**-**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - FIRE PROTECTION																
1.	Cross Connection Prevention	The building does not have a cross connection device.	Building shall be updated to current NFPA requirements.	1	OB	I	-		☑	☑	-	-	-	-	-	**$8,000**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - PLUMBING																
11.	Plumbing Fixtures	Mop sink is a free standing type with non-vacuum type faucet.	Provide new floor mounted basin with new vacuum breaker type faucet.	1	OB	I			☑	☑	-	-	-	-	-	**$3,819**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - MECHANICAL																
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.	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.	1	OB	I			☑	☑	-	-	-	-	-	**$28,641**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - ELECTRICAL																
10.	Communication / Clock System	There are no paging, intercom, or clock systems installed.	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.	N/A	-	I			☑	☑	-	-	-	-	-	**$38,188**
															TOTAL RIVERSIDE IMMEDIATE	**$111,771**
GREEN SCHOOL - ADULT EDUCATION CENTER - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- Presence of Storage Beneath	Yes	Items should be removed and stored properly	-	-	I	-	Under maint. budget	☑	☑	-	-	-	-	-	**-**
GREEN SCHOOL - ADULT EDUCATION CENTER - STRUCTURAL																

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Lowell Public Schools - Comprehensive Facilities Assessment
Capital Plan Repair Scope of Work
OMR Project # 1308.00

NOTES:
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Door # references based on BeSafe plan designations.
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LEGEND		
Condition Level	**Age Factor**	**Action Priority**
0 - Failed - Not Functional	N - New/Recent	I - Immediate - Years 1-2
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	
2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

IMMEDIATE PRIORITY REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
8c.	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.	Repair roof edge and replace damaged soffit.	1	OB	I	-	Costs included under architect. scope.	☑	-	-	-	-	-	-	-
															TOTAL ADULT ED. IMMEDIATE	**-**

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
ELEMENTARY SCHOOLS																
BAILEY ELEMENTARY SCHOOL - SITE																
2.	**Parking**															
	- 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	-	☑	-	☑	☑	☑	☑	☑	**$2,200**
	- Parking striping	Faded or non-existent	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.	-	☑	-	-	-	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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	Repair portions of concrete walkways.	3	ES	S	150 SF		☑	-	-	☑	-	-	**-**	**-**
6.	**Service Area**															
	- 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		-	-	-	☑	-	-	☑	**-**
BAILEY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- 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		☑	-	☑	☑	☑	☑	-	**$3,500**
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	2	ES	S	35 units		-	-	-	-	☑	-	-	**$1,260**
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.	-	-	-	☑	-	-	☑	**-**
	- 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		☑	☑	☑	☑	☑	-	-	**$3,630**
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.	-	-	-	☑	-	-	☑	**-**
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	-		☑	-	☑	☑	☑	☑	-	**-**
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.	-	-	☑	☑	☑	-	-	**-**
10.	**Exterior Stairs and Ladders**															

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LEGEND		
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4 - Excellent - New		

SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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.	-	-	-	☑	-	-	☑	-
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.	☑	-	-	☑	-	-	☑	-
BAILEY ELEMENTARY SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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		☑	-	-	☑	-	☑	-	**$5,000**
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.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	Replace carpet throughout and ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	3	ES	S	4500 SF (carpet) 30 LF (sill)	Clg. tile replace. under maint. budget.	-	-	-	☑	-	☑	☑	**$31,965**
8.	**Kindergarten Bathrooms**															
	- 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	Replace carpet w/ VCT throughout and ceiling tiles where stained or otherwise damaged. Further investigation is required to determine source of stained tiles.	2	ES	S	12,800 SF (carpet) 110 LF (sill)	Clg. tile replace. under maint. budget.	-	-	-	☑	-	☑	☑	**$75,305**
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	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
13.	**SPED Classrooms**															
	- 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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
14.	**SPED OT/PT**															

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
	- Finish Materials	Carpet flooring in fair condition, GWB walls, ACT ceilings appear to be in good condition.	Replace carpet w/ carpet tile throughout.	2	ES	S	1600 SF		-	-	-	-	-	☑	☑	**$11,200**
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.	2	ES	S	28 LF (sill)	VCT repair under maint. Budget	-	-	-	☑	-	☑	☑	**$434**
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.	3	ES	S	1400 SF (carpet)	Painting under maint. budget.	-	-	-	-	-	☑	☑	**$9,800**
21.	**Gymnasium**															
	- Wall Pads	None	Wall pads should be provided where run-out space for basketball court is minimal.	2	OB	S	300 SF		☑	-	-	-	-	☑	-	**$2,400**
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.	2	ES	S	see Audit. above		-	-	-	☑	-	☑	☑	
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.	2	ES	S	allow 150 sf epoxy	GWB repair & corner guards under	-	-	-	☑	-	-	☑	**$900**
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	ES	S	-	Under maint. budget.	-	-	-	-	-	-	☑	-
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.	2	ES	S	-	Under maint. budget.	-	-	-	-	-	-	☑	-
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	ES	S	1000 SF (carpet)		-	-	-	-	-	-	☑	**$7,000**
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	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.	-	-	-	-	-	-	☑	-

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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.	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.	-	-	-	-	-	-	☑	**-**
	- 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	ES	S	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
BAILEY ELEMENTARY SCHOOL - STRUCTURAL																
8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
BAILEY ELEMENTARY SCHOOL - 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 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	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.	1,2	OB	S			☑	-	☑	-	☑	-	-	**$291,137**

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				SEE LEGEND					EVALUATION CRITERIA							
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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	Re-insulate Chiller evaporator section and refrigeration piping. Inspect system refrigeration charge. Continue preventative maintenance on chilled water system.	2	OB	S			-	-	☑	-	☑	-	-	**$242,614**
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.	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required.	2	OB	S			-	-	-	-	☑	-	-	**$129,394**
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.	Recommend unit ventilators receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing and repair as required.	2	OB	S			-	-	-	-	☑	-	-	**$517,576**
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	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	1,2	OB	S			-	-	-	-	☑	-	-	**$77,636**
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.	Recommend repair and/or reinsulated sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system.	2,3	ES	S			-	-	☑	-	☑	-	-	**$77,636**
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.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$291,137**
BAILEY ELEMENTARY SCHOOL - ELECTRICAL																
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$105,000**
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$93,811**

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SHORT TERM REPAIRS

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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.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	OB	S			☑	-	-	-	-	-	-	**$161,743**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$258,788**
															TOTAL BAILEY SHORT TERM	**$2,401,065**
GREENHALGE ELEMENTARY SCHOOL - SITE																
2.	**Parking**															
	- 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.	☑	-	-	-	☑	-	☑	-
6.	**Service Area**															
	- 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	-	-	-	☑	-	-	☑	**$504**
7.	**Athletic Fields & Play Areas**															
	- Storage Sheds	Masonry enclosure stained throughout from overgrown adjacent trees	Cut back overgrown trees.	2-3	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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)		☑	-	-	☑	-	-	☑	**$162,250**
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.	☑	-	-	☑	-	-	☑	-
GREENHALGE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															

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	- 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		-	-	☑	☑	☑	-	☑	**$28,000**
	- 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)		-	-	-	☑	-	-	-	**$3,240**
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.	Restore doors and frames. Replace joint caulking.	2	ES	S	2 entries at 170 sf storefront, 54 lf sealant		-	-	☑	☑	☑	-	☑	**$6,166**
	- 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		☑	-	☑	☑	☑	-	-	**-**
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		-	-	☑	☑	☑	-	☑	**$6,652**
	- 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		☑	-	☑	☑	☑	-	-	**-**
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 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		-	-	-	☑	-	-	☑	**$1,400**
8.	**Skylights**															
	- Glazing Type	Double glazed -tinted insulated. Glazing shows signs of coating discoloration and thus compromising thermal value of and light transmittance of unit.	Replace glazing units.	1	OB	S	765 sf		-	-	☑	☑	☑	-	☑	**$29,835**
9.	**Gutters and Downspouts**															
	- 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		-	-	-	☑	-	-	☑	**$2,184**
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)		-	-	-	☑	-	-	☑	**$11,910**

GREENHALGE ELEMENTARY SCHOOL - BUILDING INTERIOR

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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	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.	2	ES	S	1900 sf (50% synthetic flr area)	Painting & clg. tile replacement under maint. budget.	-	-	-	☑	-	-	☑	**$35,150**
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.	1-2	ES	S	-		☑	-	-	☑	-	-	☑	-
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		-	-	-	☑	-	-	☑	**$940**
	- 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.	-	-	-	☑	-	☑	-	-
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.	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.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
12.	**Technology Clsrms.**															

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	- 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 several stained tiles.	Fresh coat of paint on walls throughout. After addressing leak sources, replace water damaged ACT with humidity-resistant type.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
19.	**Performing Arts - Music Rooms**															
	- Finish Materials	Recently installed broadloom carpet in good condition. Resilient 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.	2	ES	S	see entry under bldg. ext.		-	-	-	☑	-	☑	☑	-
	- 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	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	ES	S	1200 sf carpet	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$8,400**
	- 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	ES	S	300 sf carpet	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$2,100**
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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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 scrubable ACT ceiling in good condition.	Replace missing QT base. Consider recessing QT base to have cove edge flush w/ floor.	2	ES	S	20 lf QT base		☑	-	-	☑	-	-	☑	**$400**
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	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
29.	**Nurse & Health**															
	- Casework	Wood veneer casework with plastic laminate countertop in overall good condition. Faux drawer front at sink base cabinet missing.	Replace faux drawer front.	2	ES	S	-	Under maint. budget.	-	-	-	-	-	-	☑	-
35.	**Storage**															

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	- 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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
36.	**Mechanical & Service**															
	- Finish Materials	Mechanical & receiving areas - Exposed concrete slab flooring in fair condition - generally soiled w/ areas of water stains. GWB partitions &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	ES	S	concrete 1000 sf	Ceiling tile replace. under maint. budget.	-	-	-	☑	-	-	☑	**$2,750**
GREENHALGE ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	Fill cracks with epoxy and seal entire slab.	2	ES	S	120 lf cracks, 4347 sf slab		-	-	-	☑	-	☑	☑	**$13,761**
8c.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
GREENHALGE ELEMENTARY SCHOOL - FIRE PROTECTION																
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.	Install caps on fire department connection.	3	ES	S		Under maint. budget.	☑	-	-	-	-	-	-	**-**
GREENHALGE ELEMENTARY SCHOOL - 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.	Replace valves with corrosion to maintain working order.	3	ES	S			-	-	-	-	☑	-	-	**$32,452**
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.	Replace water heaters with new high efficiency condensing heaters.	2	ES	S			-	-	☑	-	☑	-	-	**$54,086**

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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.	Repair gutters. Clean around roof drain domes.	2	ES	S		Under maint. budget.	-	-	-	☑	-	-	-	**-**
GREENHALGE ELEMENTARY SCHOOL - MECHANICAL																
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$324,518**
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.	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 serviceable life, however, preventative maintenance may prolong their life span.	2	ES	S			-	-	-	-	☑	-	-	**$432,690**

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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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$34,615**
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.	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.	3	ES	S			-	-	☑	-	☑	-	-	**$86,538**
GREENHALGE ELEMENTARY SCHOOL - ELECTRICAL																
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$288,460**
															TOTAL GREENHALGE SHORT TERM	**$1,569,001**
LINCOLN ELEMENTARY SCHOOL - SITE																
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	Repair respective sections of asphalt pavement.	2-3	ES	S	1500 sf		-	-	-	☑	-	-	☑	**$4,500**

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	- 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		-	-	-	☑	-	-	☑	**$2,205**
	- Parking striping	Parking stripping "cracking".	Repaint striping at all parking	2	ES	S	-	Under maint. budget.	☑	-	-	-	☑	-	☑	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$24,000**
6.	**Service Area**															
	- 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.		-	-	-	-	-	-	-	**-**
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 adjacent shrubs and trees limbs at building.	2-3	-	S	-	Under maint. budget.	☑	-	-	☑	-	-	☑	**-**
11.	**Courtyards & Exterior Gathering Spaces**															
	- 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		☑	-	-	☑	-	☑	☑	**$25,713**
15.	**Site Furniture & Accessories**															
	- Flagpoles	Front of main building entrance. Good condition. Plastic base cover is damaged.	Replace base w/ aluminum base.	2	ES	S	1 base		-	-	-	☑	-	-	☑	**$450**
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		-	-	-	☑	-	-	☑	**$12,500**
LINCOLN ELEMENTARY SCHOOL - BUILDING EXTERIOR																
1.	**Exterior Wall Cladding**															

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	- 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. Chemically 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.	☑	-	-	☑	-	-	☑	**$51,175**
2.	**Windows**															
	- 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		-	-	-	☑	-	-	-	**$2,160**
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		-	-	-	☑	☑	-	☑	**$16,460**
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		-	-	☑	☑	☑	-	☑	**$10,896**
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		-	-	-	☑	-	-	-	**$36**
	- Splash block or tied to storm drainage	No splash at location of downspout	Provide splash block.	2	OB	S	-	Under maint. budget.	-	-	-	☑	-	-	-	-
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.	-	-	-	☑	-	-	☑	-
LINCOLN ELEMENTARY SCHOOL - BUILDING INTERIOR																
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 columns. Replace CT base units.	2	ES	S	20 sf conc sill 20 lf CT base + water allowance		☑	-	-	☑	-	-	☑	**$5,500**
2.	**Corridors**															
	- Finish Materials	Ceramic tile wainscoting at 3'-2 1/2" high. CT around classroom entries. Few broken CT base tile. ACT stains in a several locations. Section of rubber floor missing in front of student's toilet 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	ES	S	200 sf rubber	Paint and ceiling tile replacement under maint. budget.	-	-	-	☑	-	-	☑	**$2,050**

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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		-	☑	-	-	☑	☑	☑	**$1,200**
4.	**Stairs & Exits**															
	- 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		-	☑	-	-	-	-	-	**$34,746**
	- 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		-	☑	-	-	-	-	-	**-**
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.	-	-	-	☑	-	-	☑	**-**
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	ES	S	slab allow., VCT 3500 sf, ACT 6000 sf, inserts 120 sf, GWB at doors 100 sf		-	-	-	☑	-	☑	-	**$35,200**
	- 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		-	-	-	☑	-	☑	☑	**$5,600**
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.	2	ES	S	Repair wall & add CT (total wall area 250 SF)		☑	-	-	☑	-	☑	☑	**$6,590**
	- 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 partitions fair to good w/ worn paint.	Fresh coat of paint throughout. After addressing source of water leaks, replace stained ACT tiles.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**

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	- 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		-	-	-	☑	-	☑	☑	**$14,100**
11.	**Art Classrooms**															
	- Finish Materials	VCT flooring in fair condition - minor damage, staining and some bubbling. GWB partitions fair - heavily soiled and worn paint. Resilient base and 2x4 ACT & GWB ceilings in good condition.	Replace VCT flooring & base and repair concrete slab if required. Prep & paint GWB walls.	2	ES	S	995 sf VCT + slab allow.		-	-	-	☑	-	☑	☑	**$10,721**
	- 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		-	-	-	☑	-	☑	☑	**$4,200**
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 replacement w/ VCT. Prep & paint GWB walls.	2	ES	S	260 sf VCT	Paint under maint. budget.	-	-	-	☑	-	☑	☑	**$1,495**
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	ES	S	stage 620 sf skirt 30 sf		-	-	-	☑	-	☑	☑	**$2,963**
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.	2	ES	S	carpet tiles 1200 sf	Ceiling tile replace & corner guards under maint. budget.	-	-	-	☑	-	☑	☑	**$8,400**
	- 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	ES	S	carpet tiles 290 sf	Paint under maint. budget.	-	-	-	☑	-	-	☑	**$2,030**
21.	**Gymnasium**															
	- Finish Materials	Synthetic athletic flooring in fair to good condition - soiled towards perimeter. Resilient 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	ES	S	Base 300 lf	Paint under maint. budget.	-	-	-	☑	-	☑	☑	**$1,275**
	- 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. Remaining panels soiled.	Replace all acoustical panels.	0,2	ES	S	512 sf		-	-	-	-	-	☑	☑	**$10,496**
	- Scoreboard & Time Clocks	Possible scoreboard malfunction evident.	Investigate & confirm proper operation and repair as required.	2	ES	S	-	Under maint. budget.	-	-	-	-	-	☑	-	**-**

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				SEE LEGEND					EVALUATION CRITERIA							
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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 condition. 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.	2	ES	S	1050 SF (50% floor) + slab allow.	ACT replacement under maint. budget.	-	-	-	☑	-	-	☑	**$11,575**
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 scrubbable ACT ceiling is fair.	Patch epoxy floor damage. Re-secure and replace QT base.	2	ES	S	100 sf epoxy 20 lf QT base		☑	-	-	☑	-	-	☑	**$1,000**
31.	**Guidance & Psychology Office Area**															
	- Finish Materials	Broadloom carpet & resilient 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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
33.	**Student Toilets**															
	- 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.	-	☑	-	-	-	-	-	**-**
34.	**Staff Toilets**															
	- 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.	-	☑	-	-	-	-	-	**-**
36.	**Mechanical & Service**															
	- Finish Materials	At custodial office - VCT flooring fair w/ some damaged tiles. Resilient 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.	2	ES	S	438 SF VCT 438 SF ACT 1000 SF CONC		-	-	-	☑	-	-	☑	**$7,000**
LINCOLN ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	Replace flashing and rebuild brick.	2	ES	S	4 LF flashing, 25 sf brick		-	-	-	☑	-	-	-	**$1,280**

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8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
LINCOLN ELEMENTARY SCHOOL - PLUMBING																
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.	Replace valves with corrosion to maintain working order.	3	ES	S			-	-	-	-	☑	-	-	**$937**
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.	Replace water heater with new high efficiency condensing heater.	2	ES	S			-	-	☑	-	☑	-	-	**$15,614**
LINCOLN ELEMENTARY SCHOOL - 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 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.	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.	1,2	OB	S			☑	-	☑	-	☑	-	-	**$309,157**

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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	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.	1,2	OB,ES	S			-	-	-	-	☑	-	-	**-**
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.	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.	2	ES	S			-	-	-	-	☑	-	-	**$249,824**
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.	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.	2	OB	S			-	-	-	-	☑	-	-	**$499,648**

LINCOLN ELEMENTARY SCHOOL - ELECTRICAL

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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.	It is recommended that the fixtures be replaced with LED type.	2	OB	S			-	-	☑	-	☑	-	-	**$90,561**
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.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	OB	S			☑	-	-	-	-	-	-	**$156,140**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$249,824**
															TOTAL LINCOLN SHORT TERM	**$1,889,220**
MCAULIFFE ELEMENTARY SCHOOL - SITE																
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 entry for exterior doors.	2	ES	S	-	see exterior doors	-	-	-	☑	-	-	☑	-
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 asphalt 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		-	-	-	☑	-	-	-	**$1,440**
11.	**Courtyards & Exterior Gathering Spaces**															
	- 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 occurring 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 efflorescence.	2	ES	S	800 SF (court-yard) 1200 SF (site walls)		☑	-	-	☑	-	☑	☑	**$37,100**
MCAULIFFE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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 efflorescence has occurred. Repair flashings at brick spandrels where staining is occurring.	3	ES	S	300 sf rep., 500 sf clean, 50 lf flash		-	-	-	☑	-	-	☑	**$10,325**
2.	**Windows**															

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	- 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		-	-	-	☑	-	-	-	**$1,156**
	- 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		-	-	-	☑	☑	-	-	**$4,050**
	- Storm Windows and Insect Screens	No storm windows or insect screens.	Provide insect screens at operable windows.	-	OB	S	60 units		☑	-	-	-	-	☑	-	**$2,160**
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		-	-	-	☑	-	-	-	**$3,860**
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		-	-	☑	☑	☑	-	☑	**$10,000**
7.	**Roof Assembly and Flashing**															
	- 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	-	-	☑	☑	☑	☑	-	**$288,000**
	- 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		-	-	-	☑	-	-	-	**$3,600**
8.	**Skylights**															
	- Curbs	Built up skylight curbs are in good to fair condition.	Minor repairs required.	3-2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	-	**-**
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.	-	-	-	☑	-	-	☑	**-**
MCAULIFFE ELEMENTARY SCHOOL - BUILDING INTERIOR																
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 damaged. Further investigation is required to determine source of stained tiles.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**

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	- 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 damaged. Further investigation is required to determine source of stained tiles.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	1200 SF		-	-	-	☑	-	☑	☑	**$8,400**
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	ES	S	2000 SF		-	-	-	☑	-	☑	☑	**$14,000**
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 damaged. Further investigation is required to determine source of stained tiles.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
18.	**Performing Arts - Stage**															
	- 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.		-	☑	-	-	-	☑	-	**$20,000**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	3	ES	S	2000 SF		-	-	-	☑	-	☑	☑	**$14,000**
21.	**Gymnasium**															
	- 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	ES	S	40 SF		-	-	-	☑	-	☑	☑	**$460**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
33.	**Student Toilets**															

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	- 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.	2	ES	S	30 sf		-	-	-	-	-	-	☑	**$480**
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
	- 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	ES	S	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
MCAULIFFE ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	Fill crack with epoxy.	2	ES	S	9 lf		-	-	-	☑	-	-	-	**$54**
8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
MCAULIFFE ELEMENTARY SCHOOL - 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.	Replace valves with corrosion to maintain working order. Replace domestic booster pump system.	2	ES	S			-	-	-	-	☑	-	-	**$57,290**

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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.	Replace water heater with new high efficiency condensing heater.	2	ES	S			-	-	☑	-	☑	-	-	**$25,462**
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.	System appears to be in working order. Provide dedicated gas supply from meter to emergency generator. Install automatic gas valve interlocked with kitchen hood.	3	ES	S			☑	-	-	-	-	-	-	**$9,548**
MCAULIFFE ELEMENTARY SCHOOL - 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.	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.	2	OB	S			-	-	-	-	☑	-	-	**$10,000**
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.	Inspect chiller compressors and condensing units and system refrigeration charge. Replace SPED AC unit and condensing unit.	2	OB	S			-	-	-	-	☑	-	-	**$334,189**

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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.	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.	2	OB	S			-	-	-	-	☑	-	-	**$254,620**
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.	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.	2	OB	S			-	-	-	-	☑	-	-	**$509,240**
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.	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	1,2	OB	S			-	-	-	-	☑	-	-	**$95,483**
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.	Recommend repair and/or reinsulate sections of missing, damaged piping insulation. Maintain chemical water treatment for hot and chilled water system.	2,3	ES	S			-	-	☑	-	☑	-	-	**$95,483**
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.	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).	2	OB	S			-	-	☑	-	☑	-	-	**$343,737**
MCAULIFFE ELEMENTARY SCHOOL - ELECTRICAL																
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.	It is recommended that the fixtures be replaced with LED type.	2	OB	S			-	-	☑	-	☑	-	-	**$92,300**
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 custodial staff stated can not be identified.	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.	2	OB	S			☑	-	-	-	-	-	-	**$159,138**

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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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$254,620**
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.	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.	3	ES	S			-	-	-	-	-	☑	-	**$31,828**
															TOTAL MCAULIFFE SHORT TERM	**$2,692,023**
MCAVINNUE ELEMENTARY SCHOOL - SITE																
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 entry below.	2-3	ES	S	see entry for service area below		-	-	-	☑	-	-	☑	-
2.	**Parking**															
	- Accessible Parking Signage	total of (1)	No action required.	-	-	-	-		-	-	-	-	-	-	-	-
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$12,825**
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		☑	-	-	☑	-	-	☑	**$10,500**
	- 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		-	-	-	☑	-	-	☑	**$2,330**
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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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		☑	-	-	☑	-	☑	☑	**$166,310**
18.	**Other Observations**															
		Top of wall of brick enclosure with precast cap for metal storage container has stress fractures and signs of efflorescence.	Rebuild the top 2 ft of wall area.	2	ES	S	150 sf		-	-	-	☑	-	-	☑	**$19,050**
MCAVINNUE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	-	☑	**$28,000**
	- 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		-	-	-	-	-	-	-	**$2,160**
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		-	-	-	☑	-	-	☑	**$4,190**
	- 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	see above	☑	-	☑	☑	☑	-	-	-
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**															
	- 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		-	-	-	☑	-	-	☑	**$1,400**
8.	**Skylights**															
	- 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		-	-	☑	☑	☑	-	☑	**$42,120**
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		-	-	-	☑	-	-	☑	**$14,085**
MCAVINNUE ELEMENTARY SCHOOL - BUILDING INTERIOR																
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.	3	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	☑	-
2.	**Corridors**															

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	- 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	2	ES	S	1900 sf (50% synthetic flr area)	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$35,150**
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	2	ES	S	-		☑	-	-	☑	-	-	☑	-
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.	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.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	150 sf VCT, 2233 sf ACT, 200 sf GWB	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$9,634**
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
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	ES	S	1200 sf carpet, 250 sf GWB		-	-	-	☑	-	☑	☑	**$9,275**
	- 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	ES	S	300 sf carpet	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$2,100**
21.	**Gymnasium**															
	- 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.	-	-	-	-	-	☑	☑	**-**
	- 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.	☑	-	-	-	-	-	-	**-**
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.	2	ES	S	2192 sf ACT	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$8,549**
23	**Kitchen & Servery**															
	- Finish Materials	Epoxy flooring in overall good condition w/ minor cracking - exception at walk ins where condensation 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 scrubable 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	ES	S	25 lf QT base, 350 sf epoxy		☑	-	-	☑	-	-	-	**$2,600**
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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	ES	S	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
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	ES	S	concrete 988 sf		-	-	-	☑	-	-	☑	**$2,717**
	- 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		☑	-	-	☑	-	-	☑	**$2,158**
MCAVINNUE ELEMENTARY SCHOOL -STRUCTURAL																

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8a.	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.	Fill cracks with epoxy and seal entire slab.	2	ES	S	120 lf cracks, 4347 sf slab		-	-	-	☑	-	-	-	**$13,761**
8c.	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 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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
MCAVINNUE ELEMENTARY SCHOOL - MECHANICAL																
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$268,997**

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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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$421,956**
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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$351,630**

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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.	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.	2	ES	S			-	☑	☑	-	☑	-	-	**cost included in piping below**
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$84,391**

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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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$316,467**
MCAVINNUE ELEMENTARY SCHOOL - ELECTRICAL																
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$175,815**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$281,304**
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.	The system appears to be well maintained. We would recommend upgrading the data cabling to Cat6.	2	OB	S			-	-	-	-	-	☑	-	**$210,978**
															TOTAL MCAVINNUE SHORT TERM	**$2,500,450**
MOODY ELEMENTARY SCHOOL - SITE																
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		-	-	-	☑	-	-	☑	**$2,310**

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	- 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	-	☑	-	-	-	☑	-	**$42,375**
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		-	-	-	☑	-	-	☑	**$186,532**
	- 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.	-	☑	-	-	☑	-	-	**-**
	- 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.	-	☑	-	-	☑	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$75,560**
	- 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	-		-	☑	-	-	-	-	-	
7.	**Athletic Fields & Play Areas**															
	- 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		☑	-	-	☑	-	-	☑	**$20,000**
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		☑	-	-	-	☑	-	-	**$25,000**
10.	**Plantings, Trees and Shrubs**															

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	- 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.	-	-	-	☑	-	-	☑	-
MOODY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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.	-	-	-	☑	-	-	☑	**$184,075**
2.	**Windows**															
	- 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		-	-	-	☑	-	-	☑	**$4,165**
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		-	-	☑	☑	☑	-	☑	**$6,030**
	- 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		-	-	☑	☑	☑	-	☑	-
	- 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.		☑	-	-	☑	-	-	☑	-
4.	**Exterior Doors**															

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	- 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		-	-	☑	☑	☑	-	☑	**$7,000**
	- 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.		☑	-	-	☑	-	-	☑	**-**
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		-	-	☑	☑	☑	-	☑	**$2,400**
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		-	-	-	☑	-	-	-	**$642**
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		-	-	-	-	-	-	☑	**$162**
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		-	-	☑	☑	☑	-	☑	**$3,150**
MOODY ELEMENTARY SCHOOL - BUILDING INTERIOR																
1.	**Entrance Vestibules & Lobby**															

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	- 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	ES	S	150 sf floor area 200 sf masonry surface area		-	-	-	-	-	-	☑	**$1,107**
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.	2	ES	S	VCT tiles 4800 sf, wood wainscot 1875 sf, ACT 1400 sf		-	-	-	☑	-	-	☑	**$45,341**
	- 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		-	-	-	☑	-	-	☑	-
4.	**Stairs & Exits**															

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	- 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	ES	S	9 flights total	wood trim, plaster and ACT under maint budget	☑	-	-	☑	-	-	☑	**$100,071**
	- 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			-	☑	-	-	-	-	-	
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.	-	-	-	☑	-	-	☑	**$800**
	- 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		-	☑	-	-	-	-	-	**$3,600**
9.	**General Purpose Classrooms**															

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	- 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.	2	ES	S	VCT 11915 sf, ACT 2300 sf (20%), wainscot & trim 2700 sf	Paint under maint. budget.	-	-	-	☑	-	☑	☑	**$93,006**
	- 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.		-	☑	-	☑	-	☑	☑	**$20,000**
11.	**Art Classrooms**															
	- 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	-	S	VCT tiles 930 sf	Painting & GWB repairs under maint. budget.	-	-	-	☑	-	☑	☑	**$5,348**
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.	2	ES	S	210 sf skirt area 100 sf wood flooring		-	-	-	☑	-	☑	☑	**$7,380**
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.	2	ES	S	carpet tiles 750 sf, 300 sf woodwork	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$6,975**
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	ES	S	300 sf plaster walls, 150 sf wood wainscot, 20 sf wood floor		-	-	-	☑	-	☑	☑	**$2,003**

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	- Wall Pads	None	Consider providing wall pads	-	-	S	-	Under maint. budget.	☑	-	-	-	-	☑	-	-
	-Other	Gymnasium is not properly striped.	Provide proper athletic floor striping per LPS requirements.	2	-	S		Under maint. budget.	-	-	-	-	-	☑	-	-
26.	**Cafeteria**															
	- 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		-	☑	-	☑	-	-	☑	**$1,155**
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.	2	-	S	165 sf ACT	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$941**
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.	2	ES	S	carpet tiles 750 sf	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$5,750**
29.	**Nurse & Health**															
	- Finish Materials	Carpet (broadloom) flooring worn.	Replace carpet with carpet tile.	2	ES	S	90 sf		-	-	-	☑	-	-	☑	**$630**
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	ES	S	carpet tiles 800 sf	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$6,100**
32.	**SPED Office Areas**	Lower level SPED Resource, Tchr. Work Area, Parent-Tchr. Resource & Reading Tutor Rooms														
	- 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	-	S		Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	1	OB	S	1700 sf		-	-	-	☑	☑	-	☑	**$229,500**
	- 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.		-	-	-	☑	☑	-	☑	-

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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 accessible configuration and accessories per MAAB requirements.	-	-	S	part of overall reno.		-	☑	-	-	-	-	-	**-**
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	OB	S	4 staff toilet locations - 112 sf total		-	-	-	☑	☑	-	☑	**$20,720**
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	1	-	S	730 sf	Painting under maint. budget.	☑	-	-	☑	-	-	☑	**$2,008**
	- Equipment Pads	Poured concrete - see entry under finish materials.	See entry under finish materials.	2	-	S	200 sf pad area		-	-	-	☑	-	-	☑	**$550**
	- 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		-	-	-	☑	-	-	-	**-**
38.	**Other Spaces**															

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SHORT TERM REPAIRS

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	Art Storage Room at Lower Level	Evidence of water damage and possible mold growth on flooring.	Investigate to confirm intrusion and source.	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	-	S	150 linear ft found. Wall		-	-	-	☑	-	-	-	-
MOODY ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	Rebuild brick piers.	2	ES	S	-	Costs included under arch.	☑	-	-	☑	-	-	☑	-
8b.	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.	Install hurricane anchors.	2	ES	S	estimate 50 anchors	-	-	☑	-	☑	-	-	-	**$1,000**
8c.	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.	Repair rafters as required and add hurricane anchors.	2	ES	S	estimate 500 anchors		-	☑	-	☑	-	-	-	**$6,000**
8d.	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.	See description.	2	ES	S	-	Costs included under arch.	☑	-	-	☑	-	☑	-	-
MOODY ELEMENTARY SCHOOL - PLUMBING																
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.	Replace with new larger volume high efficiency condensing type heaters.	1	ES	S			-	-	☑	-	☑	-	-	**$17,736**
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.	Replace piping as necessary.	2	ES	S			-	-	-	☑	☑	-	-	**$14,188**
MOODY ELEMENTARY SCHOOL - MECHANICAL																

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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.	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.	2,4	N	S			-	-	☑	-	☑	-	-	**$85,133**
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.	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air during occupied times.	1	OB	S			-	-	☑	-	☑	☑	-	**$236,480**
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.	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.	1	OB	S			-	-	☑	-	☑	☑	-	**$189,184**
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.	It is recommended that a mechanical exhaust air system is installed to meet all current code requirements.	1	OB	S			☑	☑	-	-	-	☑	-	**$70,944**
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.	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 efficiency.	1,2	OB	S			-	-	☑	-	☑	☑	-	**$227,021**

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MOODY ELEMENTARY SCHOOL - 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.	The equipment has met is life expectancy.	2	ES	S			-	-	-	☑	-	-	-	**$141,888**
2.	Distribution System	The feeders and subpanels are in fair condition. 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.	Circuits should be separated by load type and TVSS should be added to panels that serve computer equipment.	2	ES	S			-	-	-	☑	-	-	-	**$141,888**
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.	The quantity of receptacles is minimal in classrooms. Extension cords are being used.	2	ES	S			-	-	-	☑	-	-	-	**$165,536**
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.	The fixtures contribute a substantial amount of glare. The light level is not adequate.	2	ES	S			-	-	-	-	-	☑	☑	**$283,776**
5.	Exterior Lighting	Utility pole mounted HID flood fixtures are present.	It is recommended that the fixtures be replaced with new pole mounted LED luminaires in the parking area. Also, building perimeter fixtures will be wall mounted over exterior doors. All fixtures will be of the cut-off type.	2	ES	S			-	-	☑	-	☑	-	-	**$68,579**
9.	Security System	The security 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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$189,184**
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.	The system appears to be well maintained. No issues reported from custodial staff. System replacement should be considered in the near future.	3	OB	S			-	-	-	-	-	☑	-	**$94,592**
															TOTAL MOODY SHORT TERM	**$3,045,513**
MOREY ELEMENTARY SCHOOL - SITE																
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$21,600**
	- 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.	☑	☑	-	☑	-	-	☑	-
10.	**Plantings, Trees and Shrubs**															

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	- 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.	-	-	-	☑	-	-	☑	-
15.	**Site Furniture & Accessories**															
	- Bicycle Racks	Galvanized metal bicycle racks damaged.	Repair metal bicycle racks	2	OB	S		Under maint. budget.	-	-	-	☑	-	-	-	-
16.	**Site Drainage**															
	- Ponding	Recess play area floods when it rains. There is no drainage structure	Re-evaluate drainage solution	2	OB	S			☑	-	-	☑	-	☑	☑	-
MOREY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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**															
	- 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		-	-	☑	☑	☑	-	☑	**$722**
	- 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)		☑	-	-	☑	-	-	☑	**$2,520**
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.	-	-	-	☑	-	-	☑	-
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.	-	-	-	☑	-	-	☑	-
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 immediate repair scope.)	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.	-	-	-	☑	-	-	☑	-
10.	**Exterior Stairs and Ladders**															

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
	- 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 entry above.	2-3	ES	S		Costs under exterior section	☑	-	-	☑	-	-	☑	-
MOREY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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.	-	N	S	100 lf		☑	-	-	☑	-	☑	☑	**$425**
	- 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.	-	☑	-	-	-	-	-	-
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.	Re-secure all loose vented wall base segments.	3	ES	S	100 lf		-	-	-	☑	-	☑	☑	**$425**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	N	S	192 lf		☑	-	-	☑	-	-	☑	**$816**
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	N	S	84 lf		☑	-	-	☑	-	-	☑	**$357**
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.	3	ES	S	-	Under maint. Budget.	-	-	-	☑	-	-	-	
MOREY ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	See description. Provide u-straps at one beam location.	2	ES	S	one beam location		☑	-	-	☑	-	☑	-	**$80**

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
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8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
															TOTAL MOREY SHORT TERM	**$26,945**
MURKLAND ELEMENTARY SCHOOL - SITE																
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		-	-	-	☑	☑	-	☑	**$74,975**
	- Curbing Materials and Wheel Stops	Vertical granite curb throughout. Damaged curbing along parking space by kindergarten wing.	Replace sections in kind.	2	ES	S	100 lf		-	-	-	☑	☑	-	☑	**$1,300**
	- 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.	-	-	-	-	☑	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$9,600**
7.	**Athletic Fields & Play Areas**															
	- 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		☑	-	-	☑	-	-	☑	**$6,600**
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		☑	-	-	☑	-	☑	☑	**$14,175**

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15.	**Site Furniture & Accessories**															
	- Flagpoles	Front of main building entrance. Good condition. Plastic base cover is damaged.	Replace base w/ aluminum base.	2	ES	S	1 base		-	-	-	☑	-	-	☑	**$450**
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.	-	-	-	☑	-	-	☑	**-**
MURKLAND ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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	-	-	☑	☑	☑	-	☑	
	- 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		-	-	-	-	☑	☑	-	**$500**
4.	**Exterior Doors**															
	- Materials	HM frames and doors. 90% of doors and frames are corroded at the bottom /threshold	Replace doors and frames.	1	-	S	7doors		-	-	-	☑	-	-	☑	**$9,779**
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	Window sealants show signs of aging.	Removal and recaulking expected short term.	2	ES	S	2724 lf		-	-	☑	☑	☑	-	☑	**$10,896**
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 extend.	Splash block under maint. budget.	-	-	-	☑	-	-	-	**$120**
	- Splash block or tied to storm drainage	No splash at location of downspout	Provide splash block	2	OB	S			-	-	-	☑	-	-	-	**-**
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.	-	-	-	☑	-	-	☑	**-**
MURKLAND ELEMENTARY SCHOOL - BUILDING INTERIOR																
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 columns. Replace CT base units.	2	ES	S	20 sf conc sill 20 lf CT base + water allowance		-	-	-	☑	-	-	☑	**$5,500**
2.	**Corridors**															

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	- Finish Materials	2nd flr: Ceramic tile wainscoting 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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
4.	**Stairs & Exits**															
	- 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		-	☑	-	-	-	-	-	**$34,746**
	- 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		-	☑	-	-	-	-	-	
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	ES	S	30 sf		-	-	-	☑	-	-	☑	**$45**
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	ES	S	slab allow., VCT 3500 sf, ACT 6000 sf, inserts 120 sf, GWB at doors 100 sf		-	-	-	☑	-	☑	☑	**$35,200**
	- 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		-	-	-	☑	-	☑	☑	**$5,600**
8.	**Kindergarten Bathrooms**															
	- 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.	2	ES	S	Repair wall & add CT (total wall area 250 SF)		-	-	-	☑	-	-	☑	**$6,590**
	- 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	-	☑	-	-	-	-	-	-
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	ES	S	stage 620 sf skirt 20 sf		-	-	-	☑	-	☑	☑	**$2,905**
20.	**Media Center**															

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	- 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.	2	ES	S	carpet tiles 1800 sf	Painting under maint. Budget.	-	-	-	☑	-	☑	☑	**$12,600**
	- 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	ES	S	carpet tiles 200 sf	Painting under maint. Budget.	-	-	-	☑	-	☑	☑	**$1,400**
21.	**Gymnasium**															
	- Finish Materials	Synthetic athletic flooring in fair to good condition - soiled towards perimeter. Resilient 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	ES	S	Base 294 lf	Painting under maint. Budget.	-	-	-	☑	-	☑	☑	**$1,250**
	- Acoustical Treatments	Fabric-wrapped acoustic wall panels are essentially all gone - clips failed. Remaining panels soiled.	Replace all missing acoustical panels. Clean remaining, soiled panels.	0,2	ES	S	40 sf panels	Cleaning under maint. Budget.	-	-	-	-	-	☑	☑	**$820**
	- Scoreboard & Time Clocks	Possible scoreboard malfunction evident. Operation not observed.	Investigate & confirm proper operation and repair as required.	2	ES	S		Under maint. budget.	-	-	-	-	-	☑	-	
26.	**Cafeteria**															
	- Finish Materials	VCT flooring fair - minor damage near servery doors. CT wainscot (high and low) in good condition. 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.	2	ES	S	300 sf VCT	ACT under maint. Budget.	-	-	-	☑	-	-	☑	**$450**
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 scrubable ACT ceiling is fair.	Patch epoxy floor damage. Re-secure and replace QT base.	2	ES	S	150 sf epoxy 15 lf QT base		☑	-	-	☑	-	-	☑	**$1,200**
31.	**Guidance & Psychology Office Area**															
	- Finish Materials	Broadloom carpet & resilient 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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	-
33.	**Student Toilets**															
	- 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.	-	☑	-	-	-	-	-	-
34.	**Staff Toilets**															
	- 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.	-	☑	-	-	-	-	-	-
36.	**Mechanical & Service**															

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	- Finish Materials	At custodial office - VCT flooring fair w/ some damaged tiles. Resilient 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.	2	ES	S	438 SF VCT 438 SF ACT 1000 SF CONC		-	-	-	☑	-	-	☑	**$7,000**
	- Equipment Pads	Concrete pads in good condition.	Seal concrete.	2	ES	S	incl. in above		-	-	-	☑	-	-	-	**-**
MURKLAND ELEMENTARY SCHOOL - STRUCTURAL																
8b.	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).	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
MURKLAND ELEMENTARY SCHOOL - 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. Piping is copper tubing with sweat joints. Piping is insulated with fiberglass pipe insulation.	Replace valves with corrosion to maintain working order.	3	ES	S			-	-	**-**	☑	**-**	**-**	-	**$9,308**
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.	Replace water heater with new high efficiency condensing heater.	2	ES	S			-	-	☑	**-**	☑	**-**	-	**$26,061**
MURKLAND ELEMENTARY SCHOOL - MECHANICAL																

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Lowell Public Schools - Comprehensive Facilities Assessment
Capital Plan Repair Scope of Work
OMR Project # 1308.00

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4 - Excellent - New		

SHORT TERM REPAIRS

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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 independent 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 occurring 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.	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 redundancy, 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 serviceable life and considerations should be made to replace them as well as the boilers.	2	ES	S			-	-	-	-	☑	-	-	**$310,250**
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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$349,031**

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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 galvanized 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.	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 serviceable life and considerations should be made to replace them.	2	ES	S			-	-	–	–	☑	–	-	**$310,250**
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.	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.	2	ES	S			☑	-	–	–	☑	–	-	**$23,269**
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	2	ES	S			-	-	☑	-	☑	-	-	**$48,399**

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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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$297,840**
MURKLAND ELEMENTARY SCHOOL - ELECTRICAL																
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.	One fixture head needs to be installed/repaired at the main entry. It is recommended that the fixtures be replaced with LED type.	2	OB	S			-	-	☑	-	☑	-	-	**$89,973**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$155,125**
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 system is functional but not state of the art. We would recommend an integrated system with access control, intrusion, and CCTV with Web access.	2	OB	S			☑	-	-	-	-	-	-	**$248,200**
															TOTAL MURKLAND SHORT TERM	**$2,111,407**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - SITE																
2.	**Parking**															

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	- 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		-	-	-	☑	-	-	☑	**$4,500**
4.	**Vehic. & Pedestrian Circulation**															
	- Walkway Materials	All walkways on site are concrete.	Patch concrete paving at walkways in some locations.	3	ES	S	500 sf allow		☑	-	-	☑	-	-	☑	**$6,000**
10.	**Plantings, Trees and Shrubs**															
	- Locations, Types and Densities	Deciduous 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.	-	-	-	☑	-	-	-	**-**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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 complete	-	-	-	-	-	-	-	**-**
2.	**Windows**															
	- 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		☑	-	-	☑	-	☑	-	**$21,600**
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		-	-	-	☑	-	-	☑	**$10,000**
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		-	-	☑	☑	☑	-	☑	**$1,600**
7.	**Roof Assembly and Flashing**															
	- 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.	-	-	-	☑	-	☑	-	**-**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															

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	- 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.	-	-	-	☑	-	☑	☑	-
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 occurring, further investigation of the source of staining is needed.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S	-	Under maint. Budget	-	-	-	☑	-	☑	☑	-
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	ES	S	2040 sf		-	-	-	☑	-	☑	☑	**$14,280**
	- 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		-	-	-	☑	-	-	☑	**$2,450**
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	ES	S	allow 200 sf		-	-	-	☑	-	☑	☑	**$2,300**
26.	**Cafeteria**															
	- Finish Materials	Painted CMU walls are in good condition. Ceramic wall tile wainscoting 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	ES	S	-	Under maint. budget	-	-	-	☑	-	-	☑	-
30.	**Admin. Office Area**															
	- 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	ES	S	1200 SF (carpet)	ACT under maint. budget	-	-	-	☑	-	-	☑	**$8,400**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - STRUCTURAL																
8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-

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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.	It is recommended that maintenance 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.	2	ES	S			-	-	-	-	☑	-	-	**$20,000**
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 fasteners. Corrosion is present on all non-insulated components due to this condensation.	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.	2	ES	S			-	-	-	-	☑	-	-	**$10,000**

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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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$63,523**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - ELECTRICAL																
6.	Exterior Lighting	Exterior lighting consists of canopy lighting and building mounted HPS flood lighting. The light fixtures are in poor condition.	It is recommended that the fixtures be replaced with LED type.	1	OB	S			-	-	☑	-	☑	-	-	**$113,715**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$196,060**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$313,696**
															TOTAL PAWTUCK SHORT TERM	**$788,124**
REILLY ELEMENTARY SCHOOL - SITE																
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		-	-	-	☑	-	-	☑	-
4.	**Vehic. & Pedestrian Circulation**															
	- 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.		☑	-	-	☑	-	-	☑	**$9,190**
6.	**Service Area**															

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
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	- 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.		☑	-	-	☑	-	-	☑	-
REILLY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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.	-	-	-	☑	-	-	☑	-
7.	**Roof Assembly and Flashing**															
	- 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		-	-	-	☑	-	-	-	**$900**
10.	**Exterior Stairs and Ladders**															
	- 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.	-	-	-	☑	-	-	☑	**$3,300**
REILLY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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		-	☑	-	-	-	☑	-	**$42,000**
	- 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		-	☑	-	-	-	-	-	**$5,791**
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	ES	S	5000 SF		-	-	-	☑	-	☑	☑	**$28,750**
8.	**Kindergarten Bathrooms**															
	- 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.	2	ES	S	10,000 SF		-	-	-	☑	-	☑	☑	**$57,500**
11.	**Art Classrooms**															

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	- 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	ES	S	allow.		-	-	-	☑	-	☑	-	**$8,000**
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	ES	S	15 SF	Under maint. budget.	-	-	-	☑	-	☑	☑	-
33.	**Student Toilets**	(Some student toilet rooms under construction)														
	- 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 access. stalls		-	☑	-	-	-	-	-	**$3,000**
	- 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)														
	- Finish Materials	Ceramic tile floors and walls are in good condition.	Perform renovation of staff toilet rooms.	3	ES	S	384 sf area		-	☑	-	-	-	-	-	**$57,600**
	- 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.		-	☑	-	-	-	-	-	-
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
REILLY ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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 supported 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.	Fill isolated cracks within concrete infill panel.	2	ES	S	Allow for 20 cracks.		☑	-	-	☑	-	-	-	**$1,500**

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8b.	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 condition. 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.	Repair brick crack (remove brick, flash & reinstall).	2	ES	S	Allow for 10 LF		☑	-	-	☑	-	-	-	**$350**
8c.	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.	See description.	3	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
REILLY ELEMENTARY SCHOOL - 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.	Test pipe fitting insulation and pipe condition in the crawl space.						-	-	-	-	☑	-	-	**$22,239**
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.	Piping is functional but aged requiring occasional rodding and cleaning.	2	ES	S		Under maint. budget	-	-	-	☑	-	-	-	**-**
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.	Replace missing roof drain strainers and inspect/clear pipe where strainers are missing to insure proper operation.	3	ES	S			-	-	-	☑	-	-	-	**$741**

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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.	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.	2>3	2>3	S			-	☑	☑	-	-	-	-	**$252,039**
REILLY ELEMENTARY SCHOOL - MECHANICAL																
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.	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.	1	ES	S			-	-	-	-	☑	-	-	**$296,516**

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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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$311,342**
REILLY ELEMENTARY SCHOOL - ELECTRICAL																
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.	The main electric room is very damp, rust is present at the main switchgear. Switchgear replacement should be considered in the near future.	1	OB	S			-	-	-	☑	-	-	-	**$222,387**
2.	Distribution System	The feeders and subpanels are in poor condition. There is no TVSS equipment at main switchgear. Most of the panels are located within secure electric closets.	Installation of TVSS equipment on panels serving computer loads would be recommended.	1	OB	S			-	-	-	☑	-	-	-	**$222,387**
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 fluorescent 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.	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.	2	ES	S			-	-	☑	-	☑	☑	☑	**$66,716**
6.	Exterior Lighting	Exterior lighting consists of pole mounted shoebox fixtures with metal halide lamping.	It is recommended that the fixtures be replaced with LED type.	2	OB	S			-	-	☑	-	☑	-	-	**$107,487**

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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.	The emergency distribution does not comply with current codes. The life safety and optional stand-by loads are required to be separated.	2	ES	S			☑	-	-	-	-	-	-	**$74,129**
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.	The system is functional but the system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	3	ES	S			☑	-	-	-	-	-	-	**$185,323**
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 located in main office and the other located in custodian's office.	The system is functional but not state of the art. We would recommend an internal system access control, intrusion and CCTV with web base.	2	OB	S			☑	-	-	-	-	-	-	**$296,516**
															TOTAL REILLY SHORT TERM	**$2,275,703**
SHAUGHNESSY ELEMENTARY SCHOOL - SITE																
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 railings at exterior ramp in compliance with current ADA requirements.	1	OB	S	70 lf rails	Costs under ramp replacement below.	-	☑	-	-	-	-	-	-
2.	**Parking**															
	- Parking striping	Faded or non-existent	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.	-	☑	-	-	-	-	-	-
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$12,000**
	- 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		☑	☑	-	☑	-	-	☑	**$42,375**
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 asphalt paving and concrete paving.	2	ES	S	3000 sf allow	conc. rep. in line item abv.	-	-	-	☑	-	-	☑	**$9,000**
	- 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		-	-	-	☑	-	-	☑	**$1,550**
8.	**Fencing**															

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	- 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.	☑	-	-	☑	-	-	☑	-
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.	-	-	-	☑	-	-	☑	-
15.	**Site Furniture & Accessories**															
	- 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		☑	-	-	☑	-	-	☑	**$275**
SHAUGHNESSY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	☑	☑	**$6,612**
	- 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		-	-	☑	☑	☑	☑	☑	**$2,680**
	- 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		-	-	-	☑	-	☑	-	**$18,900**
	- 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		☑	-	-	-	-	☑	-	**$4,032**
	- 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.	-	-	☑	☑	☑	-	☑	-
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		-	-	☑	☑	☑	-	☑	**$9,650**
	- 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.		-	-	-	☑	-	-	-	-
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 damaged steel and glazed aluminum doors. Repaint all steel doors and frames.	2	ES	S	(4) pair dbl drs	Frame repaint under maint.. budget.	-	-	☑	☑	☑	-	☑	**$7,260**
6.	**Sealants & Expansion Joints**															

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	- 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		-	-	☑	☑	☑	-	☑	**$8,000**
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.	-	-	-	☑	-	-	-	**-**
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.	-	-	-	☑	-	-	☑	**-**
SHAUGHNESSY ELEMENTARY SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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.	-	-	-	☑	-	☑	☑	**-**
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.	2	ES	S	4,500 SF (carpet) 80 LF (sill)	Ceiling tile replace. under maint. budget.	-	-	-	☑	-	☑	☑	**$32,740**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
	- 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.	2	ES	S	200 LF (sill)	Ceiling tile replace. under maint. budget.	-	-	-	☑	-	☑	☑	**$3,100**
13.	**SPED Classrooms**															

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	- 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. Further investigation is required to determine source of stained tiles and damaged GWB.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	2,000 SF		-	-	-	☑	-	☑	☑	**$14,000**
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	3	ES	S	2,000 SF (carpet)	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$14,000**
21.	**Gymnasium**															
	- Wall Pads	None	Wall pads should be provided where run-out space for basketball court is minimal.	-	-	S	300 SF		☑	-	-	-	-	☑	-	**$2,400**
26.	**Cafeteria**	Room B101 Cafetorium														
	- 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)		-	-	-	☑	-	-	☑	**$543**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	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.	-	☑	-	☑	-	-	☑	-
	- 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.	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.	-	-	-	☑	-	-	☑	-
	- 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**															

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	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
SHAUGHNESSY ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	See description.	2	ES	S	-	conc. repair costs under arch.	☑	-	-	☑	-	-	-	-
8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
SHAUGHNESSY ELEMENTARY SCHOOL - PLUMBING																
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.	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	2	ES	S			-	☑	☑	-	-	-	-	**$63,918**
SHAUGHNESSY ELEMENTARY SCHOOL - MECHANICAL																

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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.	It is recommended that the entire chilled water system be replaced as it appears to have reached the end of its serviceable 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.	2	ES	S			-	-	-	-	☑	-	-	**$239,693**
3.	Air Handling Unit Systems	The Kitchen has a hood with integrated 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 serviceable 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,	It is recommended that all these units be replaced as they appear to be reaching the end of their serviceable 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.	2	ES	S			-	-	-	-	☑	-	-	**$255,672**

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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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$268,456**
SHAUGHNESSY ELEMENTARY SCHOOL - ELECTRICAL																
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.	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.	2	ES	S			-	-	☑	-	☑	☑	☑	**$95,877**
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$92,681**
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.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	3	ES	S			☑	-	-	-	-	-	-	**$159,795**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$255,672**
															TOTAL SHAUGHN SHORT TERM	**$1,620,881**

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3 - Good - Functional & Maintained		
4 - Excellent - New		

SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
WASHINGTON ELEMENTARY SCHOOL - SITE																
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. Chemically clean main ent. steps. Repoint and chemically clean 6 brick masonry piers. Rebuild 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		☑	-	-	☑	-	-	☑	**$21,070**
	- 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 rem. entries under renov. estimate	-	☑	-	-	-	☑	-	**$42,375**
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		-	-	-	☑	-	-	-	**$90,000**
	- 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.	-	-	-	-	☑	-	-	**-**
	- 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.	-	☑	-	-	-	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		-	-	-	☑	-	-	-	**$2,700**
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.	-	-	-	☑	-	☑	☑	**-**
8.	**Fencing**															
	- 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		☑	-	-	☑	-	☑	☑	**$72,250**
10.	**Plantings, Trees and Shrubs**															

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	- 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		-	-	-	☑	-	-	☑	**$14,000**
WASHINGTON ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	-	☑	**$256,750**
WASHINGTON ELEMENTARY SCHOOL - BUILDING INTERIOR																
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.	2	ES	S	1560 sf VCT, 174 lf base, 920 sf ACT		-	-	-	☑	-	-	☑	**$14,283**
4.	**Stairs & Exits**															
	- 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.	-	☑	-	-	-	-	-	**$44,476**
	- 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		-	☑	-	-	-	-	-	**-**
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 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.	-	☑	-	-	-	-	-	**-**
9.	**General Purpose Classrooms**															

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LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Reqd. 3 - Good - Functional & Maintained 4 - Excellent - New	**Age Factor** N - New/Recent ES - W/In Expected Serv. Life OB - Obsolete	**Action Priority** S - Short Term - Years 1-5

SHORT TERM REPAIRS

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	- 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.	2-3	ES	S	repair clg. plaster 250 sf	Painting & woodwork refinishing under maint. budget.	-	-	-	☑	-	☑	☑	**$1,125**
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	ES	S	420 sf slab, 420 sf ACT		-	-	-	☑	-	☑	☑	**$3,549**
	- Casework	Wood veneer casework w/ make-shift countertop in poor condition.	Replace with proper/required casework.	1	ES	S		Under maint. budget.	-	☑	-	☑	-	☑	☑	**-**
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.	2	ES	S	carpet 800 sf	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$5,600**
20.	**Media Center**	Located in modular.														
	- 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	ES	S	1938 sf	ACT under maint. budget.	-	-	-	☑	-	☑	☑	**$13,566**
21.	**Gymnasium**															
	- Finish Materials	Athletic resilient 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	ES	S	allow.	Painting under maint. budget.	☑	-	-	☑	-	☑	☑	**$10,000**
26.	**Cafeteria**															
	- 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.	2	ES	S	plaster clg. 200 sf, wood paneling 120 sf, water allow.	Painting under maint. budget.	☑	-	-	☑	-	-	☑	**$7,100**
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	2	ES	S	200 sf		-	-	-	☑	-	-	☑	**$900**
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.	1	OB	S	2170 sf (area includes adjacent storage)		-	-	-	☑	-	-	☑	**$292,950**

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	- 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.		-	☑	-	☑	-	-	☑	-
	- 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.	As part of general gut and complete renovation of Girls and Boys toilet rooms, provide accessible 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.	1	OB	S	7 staff tlts. totaling 175 sf		-	☑	-	☑	-	-	-	**$32,375**
	- 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.		-	☑	-	☑	-	-	-	-
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	ES	S	964 sf slab	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$2,651**
WASHINGTON ELEMENTARY SCHOOL - STRUCTURAL																
8a.	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.	Addition of drainage to parking lot and regrading as required.	2	ES	S	allow.		-	-	-	☑	-	-	-	**$28,500**
8e.	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.	Repair and repoint damaged brick.	2	ES	S	costs under arch. site section		-	-	-	☑	-	-	☑	-

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8g.	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.	See description.	3	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
WASHINGTON ELEMENTARY SCHOOL - 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.	Building is overdue for a major rehab. Replace all piping, valves, backflow preventer and insulate piping. Upsize water service	1	OB	S			-	-	-	☑	-	-	-	**$109,296**
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.	Provide a domestic hot water recirculation system, master mixing valve and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease.	1	OB	S			☑	-	-	-	-	-	-	**$25,502**
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.	Piping is functional but aged. Camera inspect for condition & pitch prior to reusing in a major upgrade.	2	OB	S			-	-	-	☑	-	-	-	**$5,465**
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.	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.	0	OB	S			-	☑	-	☑	-	-	-	**$72,864**
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.	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures in remodeled toilet rooms. Replace all floor drains.	1	OB	S			-	☑	☑	-	-	-	-	**$145,728**
WASHINGTON ELEMENTARY SCHOOL - MECHANICAL																

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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.	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.	2-Overall Plant,4-Boilers and Feed Water Tank	N-Boilers; OB-General Plant	S			☑	-	☑	-	☑	-	-	**$81,972**
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.	Rooftop units should be serviced (filters, belts, fans lubricated, refrigeration system inspected, etc.), until the units are replaced.	1	OB	S			-	-	-	-	☑	-	-	**$36,432**
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.	Steam radiation valves should be repaired as required. Unit heaters should be repaired and/or replaced as required. All terminal units should be cleaned.	1,2	ES/OB	S			-	-	-	-	☑	-	-	**$291,456**
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.	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.	1	OB	S			-	-	-	-	☑	-	-	**$218,592**
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.	Consider upgrading building to full DDC controls.	1	OB	S			-	-	☑	-	☑	-	-	**$174,874**
WASHINGTON ELEMENTARY SCHOOL - 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.	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.	1	OB	S			-	-	-	☑	-	-	-	**$109,296**
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	Circuitry should be segregated by load type. Panels for computer loads should be provided with integral TVSS to protect sensitive electronics.	2	ES	S			-	-	-	☑	-	-	-	**$109,296**

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SHORT TERM REPAIRS

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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.	Original outlets should be replaced. Additional outlets should be installed for new technology equipment to avoid use of extension cords.	2	ES	S			-	-	-	☑	-	☑	-	**$127,512**
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.	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.	3	OB	S			-	-	☑	-	☑	☑	-	**$32,789**
5.	Exterior Lighting	Pole mounted HID Floods connected to the street light circuit controlled by a photocell.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$52,826**
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.	The fire alarm system should be replaced with a new addressable system with voice evac. capability.	1	OB	S			☑	-	-	-	-	-	-	**$91,080**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$145,728**
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	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.	1	OB	S			☑	-	-	-	-	☑	-	**$72,864**
															TOTAL WASHINGTON SHORT TERM	**$2,859,792**

MIDDLE, K-8 AND ROGERS SCHOOLS

BUTLER MIDDLE SCHOOL - SITE

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 exterior doors entry.	2	ES	S	-	see ext. doors	-	-	-	☑	-	-	☑	-
2.	**Parking**															

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SHORT TERM REPAIRS

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	- Parking striping	Faded or non-existent.	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.	-	☑	-	-	-	-	-	-
4.	**Vehic. & Pedestrian Circulation**															
	- Pedestrian Ramp Locations and Materials	(2) pedestrian ramps located on south side - non-compliant w/ ADA	Replace ramps.	2	ES	S	2 ramps		-	☑	-	-	-	-	-	**$43,375**
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		-	-	-	☑	-	-	☑	**$9,000**
	- 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		-	-	-	☑	-	-	-	**$1,550**
7.	**Athletic Fields & Play Areas**															
	- 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		☑	-	-	☑	-	☑	☑	**$54,000**
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.	-	-	-	☑	-	-	☑	-
BUTLER MIDDLE SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- Storm Windows and Insect Screens	No storm windows. Insect screens are missing at some locations.	Replace missing insect screens.	1	ES	S	30 (screens)		☑	-	-	-	-	☑	-	**$2,160**
	- 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 entry below.)	2	ES	S	see sealant entry		-	-	☑	☑	☑	-	☑	-
3.	**Entrance Systems**															
	- 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		-	-	-	☑	-	-	-	**$19,200**
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	-		-	-	☑	☑	☑	-	☑	**$7,260**
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		-	-	☑	☑	☑	-	☑	**$8,000**
7.	**Roof Assembly and Flashing**															
	- 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	-		-	-	-	☑	-	-	-	-

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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.	-	-	-	☑	-	-	-	-
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.	-	-	-	☑	-	-	☑	-
BUTLER MIDDLE SCHOOL - BUILDING INTERIOR																
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	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	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.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
17.	**Performing Arts - Auditorium**															

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	- 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.	3	ES	S	2,500 SF		-	-	-	☑	-	☑	☑	**$17,500**
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.	3	ES	S	2000 SF (carpet)	Repainting under maint. budget.	-	-	-	☑	-	☑	☑	**$14,000**
21.	**Gymnasium**															
	- 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.	3	ES	S	310 sf	repair 5% total area	-	-	-	☑	-	☑	☑	**$3,565**
23.	**Weight Room / Exercise Room**															
	- 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	ES	S	100 sf		-	-	-	☑	-	☑	☑	**$450**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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	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.	-	-	-	☑	-	-	☑	**-**
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	ES	S	-	150 sf epoxy	-	-	-	☑	-	-	☑	**$900**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
33.	**Student Toilets**															

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SHORT TERM REPAIRS

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	- Finish Materials	Ceramic tile flooring, ceramic tile walls, ACT ceiling	Replace damaged ceiling tiles. Further investigation is required to identify source of staining.	3	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.	Replace toilet partitions throughout.	2	ES	S	(20) stalls incl. (12) HC		-	☑	-	☑	-	-	-	**$26,800**
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
BUTLER MIDDLE SCHOOL - STRUCTURAL																
8a.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
BUTLER MIDDLE SCHOOL - PLUMBING																
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.	Replace valves with corrosion to maintain working order.	3	ES	S			-	-	-	☑	-	-	-	**$43,457**
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.	None, provide required maintenance/replacement of neutralizing agent.	3	ES	S		Under maint. budget	-	-	-	☑	-	-	-	-

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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.	Multiple faucets in classrooms were leaking as wrist handles could not be completely closed due to coming in contact with the backsplash.	2	ES	S			-	-	☑	-	☑	-	-	**$96,572**
BUTLER MIDDLE SCHOOL - MECHANICAL																
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 serviceable 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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$618,061**
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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$43,457**

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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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$434,574**
BUTLER MIDDLE SCHOOL - ELECTRICAL																
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.	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.	2	ES	S			-	-	☑	-	☑	☑	-	**$144,858**
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$140,029**
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 guards for protection, Speaker strobe coverage in the media center seems inadequate.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	OB	S			☑	-	-	-	-	-	-	**$241,430**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$386,288**

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															TOTAL BUTLER SHORT TERM	$2,356,486
DALEY MIDDLE SCHOOL -SITE			**NOTE DALEY IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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		-	-	-	☑	-	-	-	$6,000
	- 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.	-	☑	-	-	-	-	-	-
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.	-	-	-	-	☑	-	-	-
	- 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		☑	-	-	☑	-	-	☑	$2,400
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp at main entry appears to meet current code requirements.	Paint railings.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	☑	-	-	☑	-	-	☑	-
7.	**Athletic Fields & Play Areas**															
	- 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		☑	-	-	☑	-	☑	☑	$72,000
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.	-	-	-	☑	-	-	☑	-
DALEY MIDDLE SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	$87,000
2.	**Windows**															
	- 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		-	-	☑	☑	☑	☑	☑	$261,300

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	- 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.	-	-	☑	☑	☑	-	☑	-
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.	-	-	-	☑	-	-	☑	-
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		-	-	☑	☑	☑	-	☑	**$1,260**
	- 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.	-	-	-	☑	-	-	-	-
DALEY MIDDLE SCHOOL - BUILDING INTERIOR																
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	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		-	-	-	☑	-	☑	☑	**$10,000**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
17.	**Performing Arts - Auditorium**															

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	- Acoustical Treatments	Acoustical treatment at walls and ceilings throughout.	Repaint GWB.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	allow.		-	-	-	☑	-	☑	☑	**$2,000**
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.	3	ES	S	2025 sf	Ceiling tile replace. under maint.. budget.	-	-	-	☑	-	☑	☑	**$14,175**
23.	**Weight Room / Exercise Room**															
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
28.	**Teacher Workroom & Staff Areas**															

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				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
33.	**Student Toilets**															
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
DALEY MIDDLE SCHOOL - STRUCTURAL																
8b.	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.	Repoint cracks.					costs under arch. ext. section	-	-	-	☑	-	-	☑	-
8c.	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.	Repair reinf. steel and repair concrete spalling.					one location	-	-	-	☑	-	-	☑	**$35**
8e.	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 slab 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.	See description.						-	-	-	☑	-	-	☑	-

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LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Reqd. 3 - Good - Functional & Maintained 4 - Excellent - New	**Age Factor** N - New/Recent ES - W/In Expected Serv. Life OB - Obsolete	**Action Priority** S - Short Term - Years 1-5

SHORT TERM REPAIRS

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8f.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
DALEY MIDDLE SCHOOL - MECHANICAL																
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.	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.	2	ES/OB	S			-	-	-	-	☑	-	-	**$553,460**
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. Based on our review of original design drawings, it appears that (3) three ACCU units have been removed.	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.	1	OB	S			-	-	-	-	☑	-	-	**$335,430**
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.	Air handling units require general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.	2	ES/OB	S			-	-	-	-	☑	-	-	**$447,240**

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SHORT TERM REPAIRS

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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.	Recommend unit ventilators receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans, motors, controls testing, and repair as required.	1	ES/OB	S			-	-	-	-	☑	-	-	**$894,480**
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.	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	1	OB	S			-	-	-	-	☑	-	-	**$167,715**
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.	Recommend repair and/or reinsulate sections of missing, damaged piping insulation. Maintain chemical water treatment for hot water system.	2	ES	S			-	-	☑	-	☑	-	-	**$67,086**
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.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$503,145**
DALEY MIDDLE SCHOOL - ELECTRICAL																
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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$162,125**
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.	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.	2	ES	S			☑	-	-	-	-	-	-	**$55,905**

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13.	Life Safety (Lighting)	Life safety lighting is powered by the generator and feed from emergency lighting panels.	Emergency lighting is not compliant with today's codes, life safety loads must be separated from optional stand-by loads.	1	ES	S			☑	-	-	-	-	-	-	**$27,953**
14.	Life Safety (Fire Alarm)	The fire alarm system is code compliant when installed. The main control panel is a Notifier model 7200.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	OB	S			☑	-	-	-	-	-	-	**$279,525**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$447,240**
															TOTAL DALEY SHORT TERM	**$4,397,474**
ROBINSON MIDDLE SCHOOL - SITE			**NOTE ROBINSON IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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.		-	-	-	☑	-	-	☑	-
2.	**Parking**															
	- Parking striping	Faded or non-existent.	Repaint striping at all parking lots.	1	OB	S	-	Under maint. budget.	-	-	-	-	☑	-	-	-
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$115,000**
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.	☑	-	-	☑	-	-	☑	-
	- 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)		-	-	-	☑	-	-	-	**$2,320**
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.	-	-	-	☑	-	-	☑	-
ROBINSON MIDDLE SCHOOL - BUILDING EXTERIOR																
1.	**Exterior Wall Cladding**															

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	- 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		-	-	-	☑	-	-	☑	**$81,000**
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		-	-	☑	☑	☑	☑	-	**$1,260**
	- 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		-	-	☑	☑	☑	☑	☑	**$167,500**
	- 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.	-	-	☑	☑	☑	-	☑	**-**
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		-	-	☑	☑	☑	-	☑	**$10,290**
	- 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.		☑	-	☑	☑	☑	-	☑	
	- 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		-	-	-	☑	-	-	-	**$21,780**
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		-	-	☑	☑	☑	-	☑	**$13,510**
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		-	-	☑	☑	☑	-	☑	**$8,000**
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.		☑	☑	-	☑	-	-	☑	**-**

ROBINSON MIDDLE SCHOOL - BUILDING INTERIOR

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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.	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.	2-Jan	ES	S	1000 SF VCT		-	-	-	☑	-	-	☑	**$5,750**
	- 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.	-	☑	-	-	-	-	-	-
4.	**Stairs & Exits**															
	- 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		-	☑	-	-	-	-	-	**$23,164**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	840 sf		-	-	-	☑	-	☑	☑	**$3,780**

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SHORT TERM REPAIRS

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	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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		-	-	-	☑	-	☑	-	**$29,375**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
25.	**Locker Area Bathrooms**															
	- 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.	-	☑	-	-	-	-	-	**-**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
33.	**Student Toilets**															
	- Finish Materials	Ceramic mosaic tile flooring, ceramic tile walls, painted plaster ceilings. All finished appear worn.	Repaint ceilings as required.	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)		-	-	-	☑	-	-	☑	**$28,800**
	- 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.	-	-	☑	☑	-	-	☑	**-**
35.	**Storage**															
	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	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.	3	ES	S	1500 SF slab	Ceiling tiles under maint. budget.	-	-	-	☑	-	-	☑	**$4,125**
ROBINSON MIDDLE SCHOOL - STRUCTURAL																
8a.	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.	See description.	2	ES	S	36 LF		☑	-	-	☑	-	-	☑	**$648**

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8b.	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.	See description.	2	ES	S	two (2) columns		☑	-	-	☑	-	-	☑	**$160**
8c.	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.	See description.	2	ES	S	100 LF		☑	-	-	☑	-	-	☑	**$2,000**
8d.	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.	Fill crack in slab-on-grade and re-grout tiles.	2	ES	S	10 LF		-	-	-	☑	-	-	☑	**$100**
8e.	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.	Repair brick veneer and concrete foundation wall.	2	ES	S	one location		-	-	-	☑	-	-	☑	**$230**
8f.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**

ROBINSON MIDDLE SCHOOL - PLUMBING

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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.	Replace valves with corrosion to maintain working order. Replace domestic booster pump system.	2	ES	S			-	-	-	-	☑	-	-	**$59,509**
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.	Replace water heater with new high efficiency condensing heater.	2	ES	S			-	-	☑	-	☑	-	-	**$39,672**
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.	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.	3	ES	S			☑	-	-	-	-	-	-	**$12,500**
ROBINSON MIDDLE SCHOOL - MECHANICAL																
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.	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.	1 (Blrs); 4(Pmp); 2 (plant)	OB/ES	S			-	-	-	-	☑	-	-	**$357,052**

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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.	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.	N/A	N/A	S			-	-	☑	-	☑	-	-	**$30,000**
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.	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.	2	OB	S			-	-	-	-	☑	-	-	**$396,724**
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.	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.	2	OB/ES	S			-	-	-	-	☑	-	-	**$793,448**
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.	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.	1,2	OB	S			-	-	-	-	☑	-	-	**$148,772**
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.	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.	2,3	ES	S			-	-	-	-	☑	-	-	**$59,509**

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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.	Potentially upgrade building to full DDC direct digital controls.	3	ES	S			-	-	☑	-	☑	-	-	**$505,823**
ROBINSON MIDDLE SCHOOL - 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	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.	1	OB	S			-	-	-	☑	-	-	-	**$297,543**
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.	With the upgrade of the main switchgear original vintage panels should be replaced. TVSS should be added to panels serving computer loads.	3	ES	S			-	-	-	☑	-	-	-	**$297,543**
5.	Exterior Lighting	Exterior lighting consists of canopy lights that have added to replace existing non-operational recessed lights and building mounted floods that are being replaced as they fail.	It is recommended that the fixtures that have not recently been replaced be replaced with LED type.	2	OB	S			-	-	☑	-	☑	-	-	**$143,812**
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.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	OB	S			☑	-	-	-	-	-	-	**$247,953**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$396,724**
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 manufactured by TOA model 900 series with institutional communication system IC-600. The clock system manufactured by national time and signal and is obsolete, local battery clocks have replaced problematic system clocks. An existing comdial telephone system was present and in poor condition. Station cards were exposed to dust and debris which will decrease the life expectancy of the system.	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.	1	OB	S			☑	-	-	-	-	-	-	**$198,362**
															TOTAL ROBINSON SHORT TERM	**$4,503,738**
STOKLOSA MIDDLE SCHOOL - SITE																
1.	**Building Entrances**															

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	- 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 intercom 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		☑	-	-	☑	-	-	☑	**$5,150**
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		-	-	-	☑	-	-	☑	**$159,000**
	- 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		-	-	-	☑	-	-	☑	**$13,300**
	- 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.	-	☑	-	☑	-	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	☑	-	☑	-	-	☑	**$825**
6.	**Service Area**															

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SHORT TERM REPAIRS

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	- 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		-	-	-	☑	-	-	☑	**$3,713**
	- 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.	☑	-	-	☑	-	-	☑	**$1,450**
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		-	-	-	☑	-	-	☑	**Under maint. budget.**
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.	-	-	-	☑	-	-	☑	**-**
18.	**Other Observations**															
		Exterior duplex power outlets are missing weather covers and outlets exposed.	Replace outlet weather covers.	1	ES	S	8 locations		☑	-	-	☑	-	-	-	**$800**
STOKLOSA MIDDLE SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	**$10,250**

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2.	**Windows**															
	- 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		-	-	☑	☑	☑	-	☑	**$4,500**
	- 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		☑	-	-	☑	-	-	-	**$1,368**
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 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.	-	-	☑	☑	☑	-	-	**-**
5.	**Fascia, Trim, Soffits & Overhangs**															
	- 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 & re-secure 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.	-	-	-	☑	-	-	☑	**-**
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.	☑	-	-	☑	-	-	-	**-**
STOKLOSA MIDDLE SCHOOL - BUILDING INTERIOR																
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	ES	S	30 sf VCT + 1 astragal bar		-	-	☑	☑	☑	-	☑	**$237**
2.	**Corridors**															

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	- 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	ES	S	200 sf VCT, 50 sf ACT		-	-	-	☑	-	-	☑	**$1,345**
6.	**Interior Doors & Sidelights**															
	- 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 & re-secure pulled hinges as required. Provide all new silencers throughout.	2	ES	S	allow 15 doors for hardware repair, 197 dr. silencers		☑	☑	-	☑	-	☑	-	**$8,955**
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.	2	ES	S	300 sf GWB repair, 10 sf sill	Wall painting & ceiling tile replacement under maint. budget.	-	-	-	☑	-	☑	☑	**$1,085**
	- 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		☑	-	-	☑	-	-	☑	**$855**
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.	2	ES	S	15 sf ACT	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	1300 sf stage area + 3 outlet covers		☑	-	-	☑	-	-	☑	**$6,278**
21.	**Gymnasium**															
	- 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.	☑	-	-	☑	-	-	☑	-
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.	2	ES	S	400 sf GWB, 5 lf sill		-	-	-	☑	-	-	☑	**$1,418**
24.	**Locker Rooms**															

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	- 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		-	-	-	☑	-	-	-	**$2,000**
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.	2	ES	S	500 sf CT flooring		-	-	-	☑	-	-	-	**$9,360**
	- 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.	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		-	-	-	☑	-	-	☑	**$210**
33.	**Student Toilets**															
	- 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.		-	-	-	☑	-	-	☑	**$29,600**
	- 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			-	-	-	☑	-	-	☑	**-**
	- 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**															
	- 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.	-	☑	-	-	-	-	-	**-**
36.	**Mechanical & Service**															

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	- 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	ES	S	100 sf GWB, 265 sf slab		-	-	☑	☑	☑	-	☑	**$1,079**
STOKLOSA MIDDLE SCHOOL - STRUCTURAL																
8a.	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.	See description.	3	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
STOKLOSA MIDDLE SCHOOL - PLUMBING																
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.	Replace valves with corrosion to maintain working order. Install RPBP at non-potable water supply to Science area	3	ES	S			☑	-	-	-	☑	-	-	**$15,820**
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.	Clear debris from roof drain domes.	3	ES	S			-	-	-	☑	-	-	-	**$800**
STOKLOSA MIDDLE SCHOOL - MECHANICAL																

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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 approximately 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.	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 are within appropriate ranges to avoid condensation from forming on ductwork and grilles.	2	ES	S		Under maint. budget.	-	-	-	-	☑	-	-	-
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 mechanical 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.	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 and still maintain appropriate humidity and temperature levels. Cost is related to verifying and modifying control system as necessary to rectify current issues.	2	ES	S			-	-	☑	-	☑	-	-	**$50,623**
STOKLOSA MIDDLE SCHOOL - ELECTRICAL																

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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 lighting circuits a number of times. At the time of the visit a number of fixtures were not operational because the breaker tripped. Building mounted lighting is in good condition.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$152,924**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$421,860**
11.	Data Systems	The data system consists of Cat5 data cable. A/V cabling is installed in every classroom, however it was installed to accommodate 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 existing cabling although not in the ideal location has been utilized successfully.	The data cabling should be upgraded to Cat 6. Quantity and locations are adequate.	3	OB	S			☑	-	-	-	-	-	-	**$316,395**
															TOTAL STOKLOSA SHORT TERM	**$1,221,198**
SULLIVAN MIDDLE SCHOOL - SITE																
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		-	-	-	☑	-	-	☑	**$54,500**
	- Parking striping	Striping is faded in some locations	Repaint striping at all parking and vehicular roadways.	2	ES	S	-	Under maint. budget.	-	☑	-	-	☑	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$34,650**
6.	**Service Area**															
	- Protective Bollards	Painted steel bollards are in fair to good condition at service entrance.	Repaint bollards.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	-	-	-	☑	-	-	☑	**-**
SULLIVAN MIDDLE SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															

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	- 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.	-	-	☑	☑	☑	☑	-	-
	- 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		-	-	-	☑	-	-	☑	**$2,000**
	- Entry door hardware	Lever handle, exit device and door closer.	Upgrade hardware at main entry to meet current standards.	2	OB	S	4 doors		-	-	-	☑	-	-	-	**$4,020**
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		-	-	☑	☑	☑	-	☑	**$8,000**
7.	**Roof Assembly and Flashing**															
	- 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		-	-	☑	☑	☑	-	-	**$7,680**
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.	-	-	-	☑	-	-	-	-
SULLIVAN MIDDLE SCHOOL - BUILDING INTERIOR																
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.	3-2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
2.	**Corridors**															

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	- 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	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		-	-	-	☑	-	☑	☑	**$45,750**
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	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.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	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		-	-	-	☑	-	☑	☑	**$233**
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.	3	ES	S	1420 sf		-	-	-	☑	-	☑	☑	**$9,940**
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. Replace stained ceiling tiles and investigate source of stained ceiling tiles.	3	ES	S	500 SF (carpet)	Ceiling tile replace. under maint. budget.	-	-	-	☑	-	☑	☑	**$3,500**
	- 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.	-	-	-	☑	-	☑	☑	-
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	ES	S	1800 SF (carpet) 490 SF (conc)	Wall painting & clg. tiles under maint. budget.	-	-	-	☑	-	☑	☑	**$13,948**

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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	ES	S	1180 sf wood	GWB under maint. budget.	-	-	-	☑	-	☑	☑	**$5,310**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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.	3	ES	S	2500 SF (carpet) 72 lf (sills)	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$18,616**
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	ES	S	100 sf floor, 30 lf base	Wall painting under maint. budget.	-	-	-	☑	-	☑	☑	**$1,278**
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	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	-	☑	-	☑	-	-	☑	**$64,000**
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	ES	S	200 sf allow		-	-	-	☑	-	-	☑	**$1,200**
	- Toilet Partitions	Painted metal floor-mounted partitions appear in fair condition.	Repair damaged toilet partitions.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
	- 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.	-	☑	-	-	-	-	-	**-**
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.	3-2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**

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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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	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)		-	-	-	☑	-	-	☑	**$10,400**
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
SULLIVAN MIDDLE SCHOOL - STRUCTURAL																
8a.	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.	See description.	3	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
SULLIVAN MIDDLE SCHOOL - PLUMBING																
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 approximately 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.	Replace the master mixing valve and store water at 140 degrees to avoid Legionnaire's Disease. Reline or replace the existing storage tank when it fails.	3	ES	S			☑	-	-	-	-	-	-	**$9,721**

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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.	Prep and paint all exterior piping at grade and at rooftop equipment to avoid corrosion.	3	ES	S			☑	-	-	☑	-	-	-	**$5,833**
SULLIVAN MIDDLE SCHOOL - 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 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.	It is recommended that maintenance 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 serviceable life. Combustion air louver should be verified for code compliance as it appears to be too small for the current boiler capacity.	2	ES	S			-	-	☑	-	☑	-	-	**$43,746**
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.	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 serviceable 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.	1	ES	S			-	-	-	-	☑	-	-	**$364,549**

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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 mechanical 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 serviceable 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 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 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.	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.	1	ES	S			-	-	-	-	☑	-	-	**$486,065**
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 squealing and the control valves were not operating which is causing overheating and under heating of spaces.	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.	1,2	ES	S			-	-	-	-	☑	-	-	**$194,426**

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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 and are in fair condition however, there were a few fans that were damaged and some that had no belts therefore were non-functional.	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.	1,2	ES	S			-	-	-	-	☑	-	-	**$72,910**
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 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 are provided with new DDC temperature sensors which communicate with the new DDC system. Several classrooms were provided with these same sensors as well.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$437,459**
SULLIVAN MIDDLE SCHOOL - ELECTRICAL																
5.	Exterior Lighting	Exterior lighting consists of pole mounted shoe box fixtures with metal halide lamping.	It is recommended that the fixtures be replaced with LED type. Also pole mounted light fixtures should be installed at walkways located at outside doors 5 and 13.	2	OB	S			-	-	☑	-	☑	-	-	**$140,959**
8.	Life Safety (Fire Alarm)	The fire alarm system was code compliant when installed. The main control panel is a FCI 7200	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	ES	S			☑	-	-	-	-	-	-	**$243,033**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$388,852**
															TOTAL SULLIVAN SHORT TERM	**$2,672,577**

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WANG MIDDLE SCHOOL - SITE			**NOTE WANG IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
2.	**Parking**															
	- 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		-	-	-	☑	-	-	☑	**$480**
	- 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.	-	-	-	-	☑	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- Observed Circulation Patterns	Markings have faded.	Repaint to provide traffic circulation markings and direction.	0	OB	S	-	Under maint. budget.	☑	-	-	-	-	-	-	**-**
6.	**Service Area**															
	- Protective Bollards	Painted steel bollards are in fair condition and show signs of rust.	Remove rust and repaint.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	-	-	-	☑	-	-	☑	**-**
WANG MIDDLE SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- 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.	-	-	-	☑	-	-	☑	**-**
4.	**Exterior Doors**															
	- 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.	-	-	-	☑	-	-	-	**-**
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		-	-	☑	☑	☑	-	☑	**$8,000**

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7.	**Roof Assembly and Flashing**															
	- 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.	-	-	-	☑	-	-	-	-
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.	-	-	-	☑	-	-	-	-
WANG MIDDLE SCHOOL - BUILDING INTERIOR																
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.	3-2	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.	3-2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	-	-	-	☑	-	-	☑	-
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	ES	S	2000 SF (carpet)	Wall painting under maint. budget.	-	-	-	☑	-	☑	☑	**$14,000**
	- 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.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-

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	- 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		-	-	-	☑	-	☑	☑	**$310**
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.	3	ES	S	1000 SF (carpet)	Wall painting under maint. budget.	-	-	-	☑	-	☑	☑	**$7,000**
13.	**SPED Classrooms**															
	- Finish Materials	VCT flooring is in good condition. GWB walls and ACT ceilings also in good condition.	Paint GWB walls.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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.	3	ES	S	1000 SF	Wall painting & clg. tiles under maint. budget.	-	-	-	☑	-	☑	☑	**$7,000**
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	ES	S	1800 SF (carpet)	Wall painting & clg. tiles under maint. budget.	-	-	-	☑	-	☑	☑	**$12,600**
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	ES	S	1200 sf		-	-	-	☑	-	☑	☑	**$5,400**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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.	3	ES	S	2500 SF (carpet) 72 lf (sills)	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$18,616**
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	ES	S	100 sf floor, 30 lf base	Wall painting under maint. budget.	-	-	-	☑	-	☑	☑	**$1,278**
24.	**Locker Rooms**															

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	- 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 damaged. Further investigation is required to determine source of stained tiles.	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.	-	-	-	☑	-	-	☑	$9,600
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 damaged. Further investigation is required to determine source of stained tiles.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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.	-	☑	-	-	-	-	-	-
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.	3-2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- Toilet Partitions	new plastic partitions in some areas, original metal partitions elsewhere	Replace metal toilet partitions w/ phenolic partitions.	2	ES	S	8 stalls (incl. 4 HC)		-	-	-	☑	-	-	☑	$10,400
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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**															

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	- Finish Materials	GWB walls, VCT floors, ACT ceilings all in good to fair condition	Replace damaged ceiling tiles.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
WANG MIDDLE SCHOOL - STRUCTURAL																
8a.	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.	See description.	2	ES	S	277 SF		☑	-	-	☑	-	-	☑	**$1,108**
8b.	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.	See description.	3	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
WANG MIDDLE SCHOOL - 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.	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.	3	ES	S			☑	☑	-	-	-	-	-	**$8,000**
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.	Sprinkler control valve assemblies were not present and need to be installed at each floor level.	3	ES	S			☑	☑	-	-	-	-	-	**$20,181**
WANG MIDDLE SCHOOL - PLUMBING																
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.	Sanitary vents shall be modified to comply with Plumbing code requirements.	2	ES	S			-	-	-	☑	-	-	-	**$14,361**
5.	Storm Drain System	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	Domes are completely surrounded by stones only tops are visible move stones and clean around roof domes.	2	ES	S			-	-	-	☑	-	-	-	**$1,126**
6.	Plumbing Fixtures	Fixtures appear original to building. Water Closets are wall hung with manual flush valves, 1.6 gallons per flush.	Recommend installation of high efficient, low flow fixtures throughout the building.	2	ES	S			-	-	☑	-	-	-	-	**$46,932**
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.	Recommend installation of high efficient, low flow fixtures throughout the building.	2	ES	S			-	-	☑	-	-	-	-	**$18,773**
8.	Plumbing Fixtures	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	Recommend installation of high efficient, low flow fixtures throughout the building.	2	ES	S			-	-	☑	-	-	-	-	**$28,159**

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9.	Plumbing Fixtures	Drinking fountains range from single non-chilled type to hi-low chilled type. Some of the units are non-functioning.	Provide accessible fixtures in all public spaces.	2	ES	S			-	-	-	-	☑	-	-	**$18,773**
10.	Plumbing Fixtures	Mop sinks are floor mounted. Mop faucets are equipped with vacuum breakers.	Provide new hot water service from main water heaters to all mop sink basins.	1	ES	S			-	-	-	-	☑	-	-	**$9,386**
11.	Plumbing Fixtures	Various mop sinks are equipped with point of use electric water heaters located above basin.	Provide new hot water service from main water heaters to all mop sink basins.	2	ES	S			-	-	-	-	☑	-	-	**$9,386**
WANG MIDDLE SCHOOL - 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.	Its recommended that maintenance 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.	2	ES	S			-	-	☑	-	☑	-	-	**$42,239**
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.	It is recommended that the condensers associated with the unit ventilators are replaced. The condensers associated with the air handling units are approaching their serviceable 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.	1	ES	S			-	-	-	-	☑	-	-	**$175,995**

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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 mechanical 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 serviceable 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 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 where dusty and dirty which indicates the requirement for filter changing.	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.	2	ES	S			-	-	-	-	☑	-	-	**$469,320**
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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$187,728**

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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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$422,388**
WANG MIDDLE SCHOOL - ELECTRICAL																
5.	Exterior Lighting	Exterior lighting consists of pole mounted shoe box fixtures with metal halide lamping.	It is recommended that the fixtures be replaced with LED type.	2	OB	S			-	-	☑	-	☑	-	-	**$136,103**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$375,456**
															TOTAL WANG SHORT TERM	**$2,080,098**
BARTLETT COMMUNITY PARTNERSHIP - SITE																
1.	**Building Entrances**															
	- 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.		-	☑	-	-	-	-	-	**$3,435**
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		-	-	-	☑	-	-	☑	**$65,400**

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	- Parking striping	Striping is faded. No delineated access aisles at accessible spaces.	Restripe parking lines and add access 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.	-	☑	-	-	-	-	-	-
4.	**Vehic. & Pedestrian Circulation**															
	- 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		-	-	-	☑	-	-	☑	**$60,450**
6.	**Service Area**															
	- Paving Materials	Shares bitum. paved area at building south. Concrete apron at west-side garage poor condition and sloping towards interior.	Replace concrete apron paving and provide trench drain.	1	ES	S	30 sf apron & 10 lf drain		-	-	-	☑	-	-	-	**$1,315**
	- 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		☑	☑	-	☑	-	-	☑	**$1,425**
	- 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		-	-	-	☑	-	-	☑	**$1,145**
7.	**Athletic Fields & Play Areas**															
	- Playgrounds	PreK play area is paved lot at bldg. north w/ bit. Bit. asphalt 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		-	-	-	☑	-	-	☑	**$38,150**
8.	**Fencing**															
	- 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		☑	-	-	☑	-	-	☑	**$600**
10.	**Plantings, Trees and Shrubs**															

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	- Locations, Types and Densities	Landscaping at bldg. east along Wannalancit - lawn is fair w/ substantial weeds & trees are good, although some branches 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.	-	-	-	☑	-	-	☑	-
BARTLETT COMMUNITY PARTNERSHIP - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	**$18,984**
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.	-	-	☑	☑	☑	-	☑	**$12,100**
	- 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		☑	☑	-	☑	-	☑	-	**$6,250**
	- 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.		☑	-	-	☑	-	☑	☑	**$3,100**

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	- 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		-	-	-	☑	-	-	☑	**$1,550**
	- 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		-	-	-	☑	-	☑	☑	**$11,500**
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		-	-	☑	☑	☑	-	☑	**$7,000**
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		-	-	☑	☑	☑	-	☑	**$2,793**
	- 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.	-	-	-	☑	-	-	-	**-**
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		-	-	☑	☑	☑	-	☑	**$34,000**
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 membrane roof.	2-3	ES	S	EPDM replace at 26,500 sf		-	-	-	☑	-	☑	-	**$311,375**
	- 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	-		-	-	-	☑	-	-	-	**-**
	- 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**															
	- 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		-	-	-	☑	-	-	☑	**$5,088**

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9.	**Gutters and Downspouts**															
	- 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.	-	-	-	☑	-	-	-	**-**
11.	**Areaways**															
	- 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**															
	- 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		-	-	-	☑	-	-	☑	**$60**
BARTLETT COMMUNITY PARTNERSHIP - BUILDING INTERIOR																
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.	3	ES	S	20 sf		-	-	-	☑	-	-	☑	**$30**
4.	**Stairs & Exits**															
	- 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		-	☑	-	-	-	-	-	**$86,865**
	- 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		-	☑	-	-	-	-	-	**-**
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.	-	-	-	☑	-	-	☑	**$6,750**
	- 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.	☑	-	-	☑	-	☑	-	**$4,925**
7.	**Kindergarten Classrooms**	Notes address two (2) K and three (3) PreK classrooms.														

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	- 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.	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		-	-	-	☑	-	☑	☑	**$10,175**
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.	2	ES	S	20 sf ACT	Under maint. budget.	-	-	-	☑	-	☑	☑	-
	- 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.	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	-	-	-	☑	-	☑	☑	**$82,025**
	- 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		-	-	-	☑	-	☑	☑	**$46,250**
13.	**SPED Classrooms**															

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	- 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	ES	S	690 sf carpet replace & 1662 ACT replace	Wall prep. & painting under maint. budget	-	-	-	☑	-	☑	☑	**$10,450**
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.	2	ES	S	150 sf CMU wall area repair	Wall prep. & painting under maint. budget	-	-	-	☑	-	☑	☑	**$1,425**
18.	**Performing Arts - Stage**	There are two (2) stages - one at the cafetorium and one at the gymnasium.														
	- 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	ES	S	area of wood floor 700 sf	Wall & railing prep. & painting under maint. budget.	-	-	-	☑	-	☑	☑	**$3,150**
25.	**Locker Area Bathrooms**	Note - locker room bathrooms appear to not be in use at this time and are being used for storage.														
	- 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.		-	-	-	☑	-	-	☑	**$8,500**
	- 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		-	-	-	☑	-	-	-	**$300**
	- 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.	-	-	-	☑	-	-	-	**-**
	- 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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**

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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/scrubable tile.	2	ES	S	allow 50% epoxy flr. area at 430 sf & 150 sf ACT	Prep. & paint walls & deck under maint. budget.	☑	-	-	☑	-	-	☑	**$3,435**
32.	**SPED Office Areas**															
	- 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.	2	ES	S	VCT 1300 sf	Prep. & paint base, trim & walls under maint. budget.	-	-	-	☑	-	-	☑	**$7,475**
	- 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.	-	☑	-	☑	-	-	☑	-
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.	1	OB	S	500 sf ceramic tile flooring	Prep. & paint walls & clg. under maint. budget.	-	-	-	☑	-	-	☑	**$8,000**
	- 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.		-	-	-	☑	-	-	☑	**$9,600**
	- 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		-	-	-	☑	-	-	-	**$1,200**
	- 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 wainscot in overall good condition. Plaster ceiling.	Perform renovation of staff toilet rooms for accessibility.	3	OB	S	180 sf area		-	☑	-	☑	-	-	☑	**$33,300**

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
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	- 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.		-	☑	-	-	-	-	-	-
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.	-	☑	-	-	-	-	-	-
BARTLETT COMMUNITY PARTNERSHIP - STRUCTURAL																
8a.	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.	See description.	2	ES	S	-	costs under arch. site section	☑	-	-	☑	-	-	☑	-
8c.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
BARTLETT COMMUNITY PARTNERSHIP - PLUMBING																
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.	Replace water heater with new high efficiency condensing heater.	2	ES	S			-	-	☑	-	☑	-	-	**$38,324**
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.	System appears to be in working order. Provide dedicated gas supply from meter to emergency generator. Install automatic gas valve interlocked with kitchen hood.	3	ES	S			☑	-	-	-	-	-	-	**$22,500**
BARTLETT COMMUNITY PARTNERSHIP - MECHANICAL																

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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 galvanized 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.	It is recommended that maintenance 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.	2	ES	S			-	-	-	-	☑	-	-	**$430,137**
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 galvanized 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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$57,352**

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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 efficiency. 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.	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.	1	ES	S			-	-	☑	-	☑	-	-	**$430,137**
BARTLETT COMMUNITY PARTNERSHIP - ELECTRICAL																
5.	Exterior Lighting	Building mounted Flood lights are mounted around the building this provides the lighting for both the egress paths and surrounding site.	It is recommended that the fixtures be replaced with LED and dark sky compliant type.	2	OB	S			-	-	☑	-	☑	-	-	**$138,600**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$382,344**
															TOTAL BARTLETT SHORT TERM	**$2,408,969**
PYNE ARTS SCHOOL - SITE																
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 asphalt paving reported to be 14 yrs. old and is in fair condition - cracks developing, 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		-	-	-	☑	-	-	☑	**$109,710**
	- 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.	-	-	-	☑	-	-	☑	**$1,800**

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	- 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.	-	☑	-	-	-	-	-	-
4.	**Vehic. & Pedestrian Circulation**															
	- 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/ surrounding 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.	-	☑	-	-	-	-	-	-
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.		-	-	-	☑	-	-	☑	-
	- 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		☑	-	-	-	-	-	-	**$2,900**
7.	**Athletic Fields & Play Areas**															
	- Basketball Courts	On-site basketball court at school south has bitum. asphalt surface in fair condition, minor cracking and vegetation growth, faded game striping. Backstops & nets in good condition.	Repair asphalt. Restripe game lines.	2	ES	S	4400 sf		☑	-	-	☑	-	☑	☑	**$17,600**
10.	**Plantings, Trees and Shrubs**															
	- 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.	-	-	-	☑	-	-	☑	-
12.	**Site Lighting (see electrical obs. also)**															

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	- 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		-	-	-	☑	-	-	☑	**$1,200**
15.	**Site Furniture & Accessories**															
	- 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		☑	-	-	☑	-	☑	☑	**$1,000**
16.	**Site Drainage**															
	- 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.	-	-	-	☑	-	-	-	**-**
PYNE ARTS SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	**$27,000**
2.	**Windows**															
	- 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)		☑	-	-	☑	-	☑	☑	**$3,420**
	- 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		-	-	-	☑	-	-	☑	**$5,000**
	- 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		-	-	☑	☑	☑	☑	☑	**$11,385**
3.	**Entrance Systems**															
	- Entry door hardware	Finished steel lever sets, continuous hinges, closers, locksets and alum. thresholds all in good condition typically. Main entry, north most door pair missing one lever set.	Replace missing lever set.	3	ES	S	(1) lever set	Under maint. budget.	-	-	-	☑	-	-	-	**-**
4.	**Exterior Doors**															

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	- 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.	-	-	-	☑	-	-	☑	-
5.	**Fascia, Trim, Soffits & Overhangs**															
	- 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.	-	-	-	☑	-	-	-	-
7.	**Roof Assembly and Flashing**															
	- Walkway pads	Black membrane pads - a few are curling up and some are missing.	Repair as required.	2	ES	S	incl. in roof repair		-	-	-	☑	-	-	-	-
13.	**Other Observations**															
	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.	-	-	☑	☑	☑	-	☑	-
PYNE ARTS SCHOOL - BUILDING INTERIOR																
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	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.	-	-	-	☑	-	☑	-	-
	- 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.	☑	☑	-	☑	-	-	-	-
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.	☑	-	-	☑	-	-	☑	-
7.	**Kindergarten Classrooms**															
	- 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.	-	-	-	☑	-	☑	☑	-
8.	**Kindergarten Bathrooms**															
	- Plumbing Fixtures	Code compliant sink and toilet.	Repair hardware as required.	-	ES	S		Under maint. budget.	-	-	-	☑	-	-	-	-

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	- 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	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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.	2	ES	S	-	Under maint. budget.	☑	-	-	-	-	☑	-	-
	- 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.	-	-	-	☑	-	☑	☑	-
	- 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	-		-	☑	-	-	-	☑	-	-
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.	3	ES	S	465 sf		-	-	-	☑	-	☑	☑	**$2,093**
20.	**Media Center**															
	- 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	ES	S	2160 sf carpet	Ceiling tile replacement under maint. budget.	-	-	-	☑	-	☑	☑	**$15,050**
21.	**Gymnasium**															

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	- 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	ES	S	200 sf repair		-	-	☑	☑	☑	☑	☑	**$2,300**
	- 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.	-	-	-	☑	-	☑	☑	-
28.	**Teacher Workroom & Staff Areas**															
	- Finish Materials	Painted GWB/CMU walls and VCT floor. 2x4 ACT ceiling stained tiles.	Replaced damaged tiles	3	ES	S	Under maint. budget.		-	-	-	☑	-	-	☑	-
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.	2	ES	S	Under maint. budget.		-	-	-	☑	-	-	☑	-
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	ES	S	carpet 1690 sf		-	-	-	☑	-	-	☑	**$11,830**
	- Reception/Waiting	Same finishes noted above.	See entry above.	2	ES	S			-	-	-	☑	-	-	☑	-
	- Conference	Same finishes noted above.	See entry above.	2	ES	S			-	-	-	☑	-	-	☑	-
33.	**Student Toilets**															
	- 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**															
	- 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.	2	ES	S	VCT 694 sf	ACT under maint. budget.	-	-	-	☑	-	-	☑	**$3,991**
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	ES	S	1240 sf slabs		-	-	-	☑	-	-	☑	**$3,410**
	- 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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	- 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		☑	☑	-	-	-	-	-	**$800**
PYNE ARTS SCHOOL - STRUCTURAL																
8a.	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.	Sand and refinish exposed areas of laminated beams and exposed areas of exterior soffits.	1	ES	S	280 SF beams, 714 SF soffits		☑	-	-	☑	-	-	☑	**$6,680**
8b.	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.	Repoint crack.	2	ES	S	8 LF		☑	-	-	☑	-	-	-	**$44**
8c.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
PYNE ARTS SCHOOL - PLUMBING																
4.	Storm Drain System	Roof drains appear to be in good condition, in various locations roof drains have accumulated debris.	Clean and remove all debris from drains.	3	ES	S			-	-	-	☑	-	-	-	**$800**
5.	Plumbing Fixtures	Fixtures appear original to building. Water Closets are wall mounted with manual flush valves, 1.6 gallons per flush.	Recommend installation of high efficiency, low flow fixtures throughout the building.	2	ES	S			-	-	☑	-	-	-	-	**$63,170**
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.	Recommend installation of high efficiency, low flow fixtures throughout the building.	2	ES	S			-	-	☑	-	-	-	-	**$31,585**
7.	Plumbing Fixtures	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	Recommend installation of high efficiency, low flow fixtures throughout the building.	2	ES	S			-	-	☑	-	-	-	-	**$47,378**
8.	Plumbing Fixtures	Sinks are stainless steel single & double compartment type.	Provide accessible fixtures.	2	ES	S			-	-	-	☑	-	-	-	**$47,378**
9.	Plumbing Fixtures	Drinking fountains are wall mounted hi-low non-chilled type.	Provide accessible fixtures in all public spaces.	2	ES	S			-	-	-	☑	-	-	-	**$31,585**
PYNE ARTS SCHOOL - MECHANICAL																

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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	It is recommended that maintenance 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.	2	ES	S			-	-	-	-	☑	-	-	**$14,213**
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 fasteners. Corrosion is present on all non-insulated components due to this condensation.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$10,000**

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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.	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.	2	ES	S			-	-	-	-	-	-	-	**$63,960**
PYNE ARTS SCHOOL - ELECTRICAL																
5.	Exterior Lighting	Pole mounted HID shoebox fixtures are present at parking lot area and also perimeter wall packs.	It is recommended that the fixtures be replaced with LED type.	3	ES	S			-	-	☑	-	☑	-	-	**$114,496**
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.	The generator was installed in 2001. The outdoor enclosure is rusty - prep. and repaint.	2	ES	S			-	-	-	-	☑	-	-	**$7,896**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$315,852**
															TOTAL PYNE ARTS SHORT TERM	**$975,525**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - SITE			**NOTE ROGERS IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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.	-	-	☑	☑	☑	-	☑	-
2.	**Parking**															

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	- 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		-	-	-	☑	-	-	☑	**$511,324**
	- 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		-	-	-	☑	-	-	☑	**$7,875**
	- Parking striping	Stripping has faded away	Repaint striping at all parking lots	0	-	S		Under maint. budget.	-	-	-	-	☑	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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)		☑	-	-	☑	-	-	☑	**$49,925**
6.	**Service Area**															
	- 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		-	-	-	☑	☑	-	☑	**-**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - BUILDING EXTERIOR																
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.	-	-	-	☑	-	-	☑	**$8,775**
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		-	-	☑	☑	☑	-	☑	**$18,000**
	- 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		-	-	☑	☑	-	☑	☑	**$165,000**
	- 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		-	-	-	☑	-	☑	-	**$3,750**
	- 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"		☑	-	-	☑	-	☑	☑	**$3,888**
	- 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**															

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	- 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		-	-	☑	☑	☑	-	☑	**$25,265**
	- 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.		-	-	☑	☑	☑	-	☑	**-**
	- 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.		-	-	☑	☑	☑	-	-	**-**
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.	-	-	-	☑	-	-	☑	**-**
9.	**Gutters and Downspouts**															
	- 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		-	-	-	☑	-	-	-	**$240**
	- 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**															
	- Drainage	Unable to confirm drainage condition by observation.	Verify areaway draining.	-	ES	S	-		☑	-	-	☑	-	-	-	**-**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - BUILDING INTERIOR																
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.		ES	S	500 sf terr. ACT incl. in item #2		-	-	-	☑	-	-	☑	**$7,000**
4.	**Stairs & Exits**															
	- 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.	-	OB	S	4 flights		-	☑	-	-	-	-	-	**$23,164**

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	- 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		-	☑	-	-	-	-	-	
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	ES	S	32 sf		-	-	-	☑	-	-	☑	**$184**
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.		ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
	- Wall Pads	Overall in good condition. One pad unit is cut.	Replace damaged gym pad.		ES	S	1 pad	Under maint. budget.	☑	-	-	☑	-	☑	☑	-
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.		ES	S	3000 sf	Terrazzo under maint. budget.	-	-	-	☑	-	-	☑	**$13,500**
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.		ES	S	-		-	-	-	☑	-	-	☑	-
	- Toilet Partitions	Plastic laminate partitions in fair to poor condition - missing stall door at accessible Boys' stall.	Replace missing stall door.		ES	S	-	Under maint. budget.	-	-	-	☑	-	-	-	-
	- 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.		ES	S	-	Under maint. budget.	-	☑	-	☑	-	-	☑	-
	- 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.		ES	S	-	Under maint. budget.	-	☑	-	-	-	-	-	-
	- Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	While observations hampered by presence of stored materials, 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.	-	☑	-	-	-	-	-	-
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.		ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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. Resilient base in good condition. 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.		ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-

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	- Casework	Typical exterior perimeter casework 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.	3	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
33.	**Student Toilets**															
	- 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**															
	- 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	ES	S	200 lf	ACT under maint. Budget	-	-	-	☑	-	-	☑	**$850**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - STRUCTURAL																
8c.	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 should be installed. An allowance covering an investigation and repair work of this condition should be included.	Rebuild brick.	2	ES	S	45 SF		-	-	-	☑	-	-	☑	**$2,160**
8d.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - 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.	Replace valves with corrosion to maintain working order.	3	ES	S			-	-	-	-	☑	-	-	**$8,384**

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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.	Clear debris from roof drain domes.	3	ES	S			-	-	-	☑	-	-	-	**$800**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - MECHANICAL																
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.	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.	1,2	ES	S			-	-	-	-	☑	-	-	**$503,037**
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.	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.	1	OB	S			-	-	☑	-	☑	-	-	**$838,395**

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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.	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.	2	ES, OB	S			-	-	-	-	☑	-	-	**$447,144**
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.	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.	2	OB/ES	S			-	-	-	-	☑	-	-	**$894,288**
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.	Recommend exhaust fans are repaired and/or replaced as required. Exhaust fan belts should be changed.	1,2	OB	S			-	-	-	-	☑	-	-	**$167,679**
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.	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.	2	ES	S			-	-	-	-	☑	-	-	**$67,072**
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.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$570,109**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - ELECTRICAL																
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.	It is recommended that the fixtures be replaced with LED and dark sky compliant type.	2	OB	S			-	-	☑	-	☑	-	-	**$162,090**

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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.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	OB	S			☑	-	-	-	-	-	-	**$279,465**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$447,144**
11.	Data Systems	The data system consist of Cat5e data cable. The school serves as the districts head end.	The data cabling should be upgraded to Cat 6. quantity and locations are adequate.	3	OB	S			-	-	-	-	-	☑	-	**$335,358**
															TOTAL ROGERS SHORT TERM	**$5,561,865**
HIGH SCHOOL FACILITIES			**NOTE LOWELL H.S. IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
L.H.S. FRESHMAN ACADEMY																
L.H.S. FRESHMAN ACADEMY - SITE																
8.	**Fencing**															
	- Locations and Materials	Chain link at property line; NW boundary	Chain Link at gas meter needs to be replaced.	2	ES	S	90 LF		☑	-	-	☑	-	-	-	**$3,600**
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		-	-	-	☑	-	-	☑	**$2,000**
L.H.S. FRESHMAN ACADEMY - BUILDING EXTERIOR																
2.	**Windows**															
	- Shades or Blinds	Pull down shades	Replace in near future	2	ES	S	5000sf		-	-	☑	☑	☑	☑	☑	**$57,500**
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		☑	-	☑	☑	☑	☑	-	**$373,625**
	- Roof edges and copings	See above	Replace as required with roofing	2	ES	S	incl. in above		-	-	-	☑	-	-	-	**In cost above**
	- Walkway pads	Limited and in poor condition	Should be replaced with as part of a roof replacement	1	OB	S	incl. in above		-	-	-	☑	-	-	-	**In cost above**
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		☑	-	-	☑	-	-	☑	**$6,000**
L.H.S. FRESHMAN ACADEMY - BUILDING INTERIOR																
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	ES	S	600sf		-	-	☑	☑	☑	-	☑	**$19,650**
4.	**Stairs & Exits**															

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	- 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	ES	S	5 flights	Costs incl. finishes, nosing mods. & rail replace.	☑	-	-	☑	-	-	☑	**$55,595**
	- 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		-	☑	-	-	-	-	-	**-**
5.	**Elevators & Lifts**															
	- 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 gurney. Consider replacing	2	ES	S	1 cab	Refurbish cab	-	☑	-	-	-	-	-	**$8,500**
12.	**In School Suspension**															
	- Finish Materials	Carols at perimeter of room. Floors are VCT walls are painted brick and ceiling is ACT	Repair minor damage	2	ES	S	Allow		-	-	-	☑	-	☑	☑	**$2,000**
13.	**Performing Arts - Auditorium**															
	- Seating Type	Upholstered with plastic shells. Stained fabric and broken components	Replace or at minimum repair	1	ES	S		Owner's repair project	-	-	-	☑	-	☑	☑	**-**
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	OB	S	Allow for total area		-	-	-	☑	-	-	☑	**$100,000**
	- 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	OB	S	Allow for total area		-	-	-	☑	-	-	☑	**$30,000**
	- 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.		-	-	-	☑	-	-	-	**-**
L.H.S. FRESHMAN ACADEMY - STRUCTURAL																

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8a.	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 repair work of this condition should be included.	Refer to entries under architectural exterior report.	2	ES	S	-	costs under arch. ext. section	-	-	☑	☑	☑	-	☑	-
8b.	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.	See description.	2	ES	S	-	Under maint. budget.	þ	-	-	☑	-	-	-	-
L.H.S. FRESHMAN ACADEMY - PLUMBING																
11.	Sanitary Waste and Vent System Freshman Building	Piping where visible is cast iron with no-hub couplings. 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.	Clear or replace pump room drain line and provide new floor drain.	2	ES	S			-	-	-	☑	-	-	-	**$6,957**
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 couplings. Piping is in good condition. No evidence of damaged piping. Some roof drain dome strainers are missing.	Provide missing roof drain strainers.	3	ES	S			-	-	-	☑	-	-	-	**$2,412**
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 self rimming 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.	Replace existing drinking fountains with extra durable fixtures.	3	ES	S			-	-	-	-	☑	-	-	**$18,552**
L.H.S. FRESHMAN ACADEMY - MECHANICAL																

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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 dehumidification 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.	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 impeller 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.	2	ES	S			-	-	-	-	☑	-	-	**$417,411**
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 supplemental heat. These spaces had new DDC sensor for temperature monitoring and control. Corridors and stairwells are heated through the use of fin tube radiation and unit heaters.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$139,137**
L.H.S. FRESHMAN ACADEMY - ELECTRICAL																
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.	The equipment is in poor condition and should be replaced.	1	OB	S			-	-	-	☑	-	-	-	**$278,274**
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.	All FPE panelboards and feeders should be replaced as they appear to be the oldest vintage.	1	OB	S			-	-	-	☑	-	-	-	**$139,137**

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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.	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.	2	ES	S			-	-	-	☑	-	-	-	**$81,163**
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.	Recommend installing LED fixtures on building perimeter for energy savings.	2	OB	S			-	-	☑	-	☑	-	-	**$46,379**
19.	Emergency Power Freshman Building	The building does not have an emergency generator. All emergency lighting is done through Bodine ballasts.	It is recommended that an emergency generator be provided for this building.	1	ES	S			☑	-	-	-	-	-	-	**$92,758**
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.	We would recommend a test of the system at night time for coverage. During the walkthrough, the coverage did appear adequate.	2	ES	S			☑	-	-	-	-	-	-	**$23,190**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$231,895**
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.	The security system should be updated to include an integration of intrusion CCTV and access control.	3	ES	S			☑	-	-	-	-	-	-	**$371,032**
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.	A new wireless clock and VOIP system should be installed to replace the present system.	2	ES	S			☑	-	-	-	-	☑	-	**$185,516**

L.H.S. 1922 BUILDING - KOULOHERAS

LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - BUILDING EXTERIOR

1.	**Exterior Wall Cladding**															

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	- 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	-	-	☑	☑	☑	-	☑	**$ 10,240 paint ($40,000 allowance to replace)**
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		-	-	☑	☑	☑	-	☑	**$700,000**
	- 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 deteriorated 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		-	-	☑	☑	☑	-	☑	**Cost above w/ frame**
	- 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		☑	-	-	☑	-	-	☑	**$50,000**
	- Shades or Blinds	Yes, pull down roller shades	Should be replaced with newer transparent type shades and mechanisms.	2	OB	S	14,000SF		-	-	☑	☑	☑	-	-	**$161,000**
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		-	-	☑	☑	☑	-	☑	**$99,200**
	- 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		-	-	☑	☑	☑	-	☑	**Cost with frame 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.		-	-	☑	☑	☑	-	-	**$43,560**
4.	**Exterior Doors**															
	- Materials	See comments above, entrance system	See comments above for Entrance systems	1	OB	S	see above		-	-	☑	☑	☑	-	☑	**-**
6.	**Sealants & Expansion Joints**															
	- Materials	Limited scope. At window and door openings	Sealants at exterior walls should be replaced	1	OB	S	-		-	-	☑	☑	☑	-	☑	**$40,000 allow**
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		-	-	☑	☑	☑	-	☑	**$75,640**
	- Glazing Type	Translucent panels and wired glass	Both should be replaced.	1	OB	S	incl. in above		-	-	☑	☑	☑	-	☑	**-**

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	- Curbs	Yes	Replace and flash as required	1	OB	S	incl. in above		-	-	-	☑	-	-	-	**-**
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	-	-	-	☑	-	-	☑	**$10,000 allowance**
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - BUILDING INTERIOR																
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.	2	OB	S	1000sf		-	-	☑	☑	☑	-	☑	**$32,500**
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, porcelain, 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.	2	ES	S	Floors - 30000 sf, 10000 sf ACT		-	-	-	☑	-	-	☑	**$172,000 vct $39,000 act**
	- Lockers	Single tier painted metal corridor lockers	Mostly in good condition; some repairs required.	3	ES	S	repair allowance		-	-	-	☑	-	-	-	**$12,000**
	- 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		-	-	-	☑	-	-	-	**$33,840**
4.	**Stairs & Exits**															
	- Finish Materials	Most finishes for stair treads and risers have reached or exceeded life expectancy. Metal and glass partitions separating 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	OB	S	30 flights		-	☑	-	☑	-	-	☑	**$300,213**
	- Tread & Riser Height Uniformity & Nosing Compliance	Most stairs require modifications to nosings 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 current code requirements	1	OB	S	7 runs		-	☑	-	-	-	-	-	**$40,537**
	- Handrails (height, extensions, profile)	Do not conform with current code	See above	1	OB	S	-		-	☑	-	-	-	-	-	**-**
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		-	-	-	☑	-	-	-	**$84,000**
	- 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.		-	-	-	☑	-	-	-	**with cost above**
7.	**General Purpose Classrooms**															

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	- 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 in places. 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		-	-	-	☑	-	☑	☑	**$322,000**
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	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.	-	-	-	☑	-	☑	-	**-**
	- Sinks	Yes	Replace along with bench replacement.	2	OB	S	Future replace-ment	Costs under renovation estimate.	-	-	-	☑	-	☑	-	**-**
	- Visual Display Surfaces	Yes, but old with new marker board applied over existing chalk boards	Replace	1	OB	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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 insufficient natural light.	1	ES	S	4,450 sf		-	-	-	☑	-	☑	☑	**$600,750**
	- Casework	Wood millwork dated and worn	Replace	1	OB	S	incl. in above		-	-	-	☑	-	☑	☑	**in cost above**
	- Visual Display Surfaces	Yes	Replace	1	OB	S	incl. in above		-	-	-	☑	-	☑	☑	**in cost above**
13.	**Specialized Clsrms. (Indicate Type)**															
	- Visual Display Surfaces	Yes	Replace	1	OB	S			-	-	-	☑	-	☑	☑	**$2,400**
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	ES	S			-	☑	-	☑	-	☑	☑	**$33,600 cpt $936 act $23,270 tectum**
	- Acoustical Treatments	Tectum on back wall	Some panels are damaged, replace	2	ES	S			-	-	-	☑	-	☑	-	**in cost above**
22.	**Restaurant**															

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	- Finish Materials	Painted bright "orange" with some decorations for effect. Carpet, plaster and ACT	Replace carpet, paint walls and replace ceiling tiles.	1	OB	S	1175 sf cpt 1175 sf act		-	-	-	☑	-	☑	☑	**$8,225 cpt $4,825**
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	OB	S	1330 sf		☑	-	-	☑	-	☑	☑	**$179,550**
	- 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		☑	-	-	☑	-	☑	-	**$100,000**
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	ES	S	1000 sf GWB 500 sf CT		-	-	-	☑	-	-	☑	**$4,750 gwb $8,000 ct**
	- Mirrors	Polished stainless steel. Some missing or damaged	Replace damaged and missing mirrors	2	ES/OB	S			-	-	-	☑	-	-	☑	**$2,000**
	- Accessories	Many in fair to poor condition	Replace damaged and old accessories	2	ES/OB	S			-	-	-	☑	-	-	☑	**$3,000**
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - STRUCTURAL																
8a.	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.	Repair & repaint lintel & repoint brick.	2	ES	S		costs under arch. ext. section	-	-	-	☑	-	-	-	**-**
8b.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - PLUMBING																
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 couplings. 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.	Investigate drainage problem in the basement and separate storm and sanitary piping and provide backwater valves.	2	ES	S			-	-	-	☑	-	-	-	**$40,257**

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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 couplings. 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.	Provide new storm piping conveying downspout drainage below grade to a proper point of discharge.	2	ES	S			-	-	-	☑	-	-	-	**$21,471**
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 self rimming 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.	Replace existing drinking fountains with extra durable fixtures.	3	ES	S			-	-	-	-	☑	-	-	**$32,206**
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - MECHANICAL																
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 dehumidification purposes and provide a constant air temperature and volume to the rooms for ventilation.	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 impeller casing, repair as needed is recommended. Pump motors should be replaced with inverted duty motors for VFD application to increase energy efficiency. The indoor chiller should be provided with yearly maintenance.	2	ES	S			-	-	☑	-	☑	-	-	**$536,766**

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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 integrated 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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$322,060**
LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - ELECTRICAL																
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.	The service should be updated from the pad mounted transformer to new switchgear. Equipment installed in the 1990s can be backfed.	1	OB	S			-	-	-	☑	-	-	-	**$1,610,298**
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.	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.	1	ES	S			☑	-	-	-	-	-	-	**$536,766**

L.H.S. 1980 BUILDING - LORD

LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - SITE																
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			-	-	-	-	-	-	-	**-**
2.	**Parking**															
	- 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.	-	☑	-	-	-	-	-	**-**
4.	**Vehicle. & Pedestrian Circulation**															

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	- 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		☑	-	-	☑	-	-	☑	**$17,500**
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		-	-	-	☑	-	-	☑	**$9,350**
	- Protective Bollards	Yes, some not plumb	Straighten bollards.	1 to 2	ES	S	12 Each		☑	-	-	☑	-	-	-	**$1,320**
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.	-	-	-	☑	-	-	☑	-
15.	**Site Furniture & Accessories**															
	- Event Sign	Site sign - masonry piers and backlit message sign . Has settled out of plumb and brick piers are deteriorating.	Rebuild sign	2	ES	S	1 sign	Allow.	-	-	-	☑	-	☑	☑	**$10,000**
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			-	-	-	-	-	-	-	-
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	-	☑	**with glazing**
	- 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		-	-	☑	☑	☑	☑	☑	**$160,000**
	- 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		-	-	-	☑	-	☑	-	**with glazing**
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		☑	-	☑	☑	☑	-	☑	**$7,000**
	- 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		-	-	☑	☑	☑	-	☑	**$167,000**
5.	**Fascia, Trim, Soffits & Overhangs**															

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	- 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 synthetic plaster on cement board.	2, 1*	ES	S	200 SF		☑	-	☑	☑	☑	-	☑	**$4,000**
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		-	-	☑	☑	☑	☑	-	**$490,000 roof $380,000 steel**
	- 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		-	-	-	☑	-	-	-	**w/ roofing**
	- Walkway pads	Roofing material	Replace when reroofing is done	2	ES	S	500 LF		-	-	-	☑	-	-	-	**w/ roofing**
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		-	-	☑	☑	☑	-	☑	**$137,825 polycarb. $2,200 exp jnt**
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - BUILDING INTERIOR																
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 mostly 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	2-Jan	ES	S	800 SF ACT 3600 SF VCT at bridges	3rd floor, floor fin. redone in VCT, 8/2013	-	-	-	☑	-	-	☑	**$3,120 act $20,700 vct**
	- 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 Thresholds	Aluminum saddles at exterior doors. Most are somewhat worn	Replace as required	2	ES	S	12, 6ft. Long ea.		-	-	-	☑	-	-	☑	**$3,000**
	- Doors Within Corr. (rating, closers, hold-opens, swing)	Some hold open devices not functioning	Replace non-funtioning hold open devices	1	ES	S		Under maint. budget.	-	-	-	☑	-	-	-	**-**
3.	**Building Signage**															
	- 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.	☑	☑	-	-	-	-	-	**-**
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			-	-	-	☑	-	-	☑	**see item below**
	- 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		-	☑	-	☑	-	-	☑	**$79,920**
	- 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 locations		-	☑	-	-	-	-	-	**$68,400**

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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 future	1	OB	S	1 Cab		-	☑	-	-	-	-	-	**$8,500**
17.	**Gymnasium**															
	- 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	2	ES	S	2400 SF Tectum, 1350 SF Syn. Ath. Flr.	* Tectum panels damaged	-	-	-	☑	-	☑	☑	**$30,000 tectum $24,000 syn ath flr**
	- Acoustical Treatments	Tectum panels on the upper portion of the walls	Replace some that are damaged	1	OB	S	incl. in above		-	-	-	☑	-	☑	☑	
	- 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		-	-	-	☑	☑	☑	-	**$18,450**
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	ES	S	100sf tile		-	-	-	☑	-	☑	☑	**$1,660**
	- Doors & Sidelights	Painted hollow metal rusted	Replace doors and sidelights	1	OB	S	4 doors and frames with sidelights		-	-	-	☑	-	☑	☑	**$4,800**
	- Door Hardware	mortised locksets and exit devices at exit doors with closers.	Replace hardware when replacing doors	2	ES	S	incl. in above		-	-	-	☑	-	-	-	
	- 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		-	-	-	☑	-	☑	-	**$150,000**
20.	**Locker Rooms**															
	- Finish Materials	Tile floors, ACT ceilings	Replace worn and damaged finishes	1	OB	S	4000 SF ACT 2200 SF tile		-	-	-	☑	-	-	☑	**$23,000 act $35,200 tile**
	- Doors	HM doors and frames in generally fair condition	Provide repairs to some doors	2	ES	S	6 doors		-	-	-	☑	-	-	-	**$1,050**
	- Lockers	Steel punched metal in fair to poor condition. Benches worn	Replace benches and lockers	1	OB	S	220 team lockers, 400 12" lockers, 48 7' benches		-	-	-	☑	-	-	☑	**$79,200 team $14,640 std $2,500 bench**
	- 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		-	☑	-	☑	-	☑	-	**$210,000**
	- Visual Display Surfaces	Tack boards	Replace some damaged tack boards	1 and 2	ES	S	10		-	-	-	☑	-	-	☑	**$2,000**

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21.	**Locker Area Bathrooms**															
	- 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	ES	S	800 sf area		-	-	-	☑	-	-	☑	**$108,000**
	- Toilet Partitions	Some metal partitions have been recently replaced with plastic type.	Complete LPS project to replace older partitions or include in reno.	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	-	**-**
	- Mirrors	Polished stainless steel, some damaged or missing	Replace damaged and missing mirrors	2	ES	S	part of overall reno.		-	-	-	☑	-	-	-	**$1,200**
	- 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 condition should be considered	2	-	S	part of overall reno.		-	☑	-	-	-	-	-	**-**
29.	**Student Toilets**															
	- Mirrors	Polished stainless steel. Poor to fair condition	Replace mirrors that are in poor condition	2	ES	S	Allow for 12 mirrors		-	-	-	☑	-	-	-	**$1,800**
	- Accessories	Original accessories such as toilet paper holder where remaining are in poor condition, grab bars 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.	-	-	-	☑	-	-	-	**-**
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - STRUCTURAL																
8a.	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.	At this time provide an allowance to cover engineering and repairs of about 1000 s.f of pool structure.	2	ES	S	1000 SF	costs under arch. interior section	-	-	-	☑	-	-	-	**-**
8b.	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.	Seal edge of floor & wall.	2	ES	S	-	costs under arch. interior section	-	-	-	☑	-	-	-	**-**

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8d.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - FIRE PROTECTION																
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	Perform annual inspection to maintain. Sprinkle any unsprinklered spaces, the receiving area and the front overhang with a vehicle backed underneath.	3	ES	S			☑	-	-	-	-	-	-	**$20,000**
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - PLUMBING																
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 approximately 500 gallons storage (each). There is no master mixing valve or expansion tank. The hot water is recirculated.	Evaluate the actual usage of hot water and adjust equipment size accordingly. Insulate the storage tanks and provide a master mixing valve and expansion tank.	2	ES	S			☑	-	-	-	-	-	-	**$20,397**
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - MECHANICAL																
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.	It is recommended that all the instantaneous water heaters on all the rooftop units be removed and a new high efficiency condensing boiler be installed within the building or within a packaged boiler room on the roof. This will generate hot water much more efficiently 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.	2	ES	S			-	-	-	-	☑	-	-	**$697,796**

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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 integrated 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 unknown 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.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$161,030**
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 decommissioned and oil is no longer used. A galvanized 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 separate 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)	All of the equipment within the field house is antiquated and in need of replacement. The functional ability of these units are decreasing rapidly with squeaking motors, decreased air flow, minimal control, low gas furnace efficiencies and deteriorating 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.	1	OB	S			-	-	☑	-	☑	-	-	**$1,610,298**

LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - ELECTRICAL

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Lowell Public Schools - Comprehensive Facilities Assessment
Capital Plan Repair Scope of Work
OMR Project # 1308.00

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1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	
2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
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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.	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.	1	ES	S			☑	-	-	-	-	-	-	**$536,766**

L.H.S. BOILER PLANT

LOWELL HIGH SCHOOL - BOILER PLANT - BUILDING EXTERIOR

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		-	-	☑	☑	☑	-	☑	**$6,500**
	- Glazing Type and Color	Off white frames; dry glazing	Restore as part of above.	1/3	OB/ES	S	2 doors		-	-	☑	☑	☑	-	☑	**-**
	- Entry door hardware	Very old.	Provide new hardware.	1	OB	S	incl. in above		-	-	-	☑	-	-	-	**-**
4.	**Exterior Doors**															
	- Materials	Overhead sectional painted metal door with vertical rise	Replace door that was damaged by fire.	1	ES	S	1 unit		-	-	-	☑	-	-	-	**$8,500**
	- Door hardware	Overhead type	hardware is broken and needs to be replaced	0	OB	S	incl. in above		-	-	-	☑	-	-	-	

LOWELL HIGH SCHOOL - BOILER PLANT - BUILDING INTERIOR

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		-	-	-	☑	-	-	-	**$940**

LOWELL HIGH SCHOOL - BOILER PLANT - STRUCTURAL

8a.	Roofs	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**

LOWELL HIGH SCHOOL - BOILER PLANT - MECHANICAL

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SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
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.	Combustion air requirements appear to be inadequate based on existing boiler size. Further field investigation would be required to determine code compliance.	3	ES	S			-	☑	-	-	-	-	-	**$32,206**
LOWELL HIGH SCHOOL - BOILER PLANT - ELECTRICAL																
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.	All FPE panelboards and feeders should be replaced as they appear to be the oldest vintage.	1	OB	S			-	-	-	☑	-	-	-	**$3,750**
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.	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.	2	ES	S			-	-	-	☑	-	-	-	**$2,188**
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.	Recommend installing LED fixtures on building perimeter for energy savings.	2	OB	S			-	-	☑	-	☑	-	-	**$1,250**
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.	We would recommend a test of the system at night time for coverage. During the walkthrough, the coverage did appear adequate.	2	ES	S			☑	-	-	-	-	-	-	**$625**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$6,250**

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SHORT TERM REPAIRS

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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.	The security system should be updated to include an integration of intrusion CCTV and access control.	3	ES	S			☑	-	-	-	-	-	-	**$10,000**
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.	A new wireless clock and VOIP system should be installed to replace the present system.	2	ES	S			☑	-	-	-	-	-	-	**$5,000**

L.H.S. OVERALL CAMPUS

LOWELL HIGH SCHOOL - OVERALL CAMPUS ITEMS - MECHANICAL

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 serviceable 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.	It is recommended that belts be changed, motor bearings and shafts be lubed. Replace as needed.	2	ES	S			-	-	-	-	☑	-	-	**$80,515**
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 controllability 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 integrated 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 integrated 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 conjunction with one another to provide temperature control.	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.	1/2	ES/OB	S			-	-	☑	-	☑	-	-	**$2,254,417**

LOWELL HIGH SCHOOL - OVERALL CAMPUS ITEMS - ELECTRICAL

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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.	All FPE panelboards and feeders should be replaced as they appear to be the oldest vintage.	1	OB	S			-	-	-	☑	-	-	-	**$805,149**
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.	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.	2	ES	S			☑	-	-	☑	-	-	-	**$469,670**
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.	Recommend installing LED fixtures on building perimeter for energy savings.	2	OB	S			-	-	☑	-	☑	-	-	**$268,383**
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.	We would recommend a test of the system at night time for coverage. During the walkthrough, the coverage did appear adequate.	2	ES	S			☑	-	-	-	-	-	-	**$134,192**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$1,341,915**
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.	The security system should be updated to include an integration of intrusion CCTV and access control.	3	ES	S			☑	-	-	-	-	-	-	**$2,147,064**
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.	A new wireless clock and VOIP system should be installed to replace the present system.	2	ES	S			☑	-	-	-	-	☑	-	**$1,073,532**
															TOTAL HIGH SCHOOL SHORT TERM	**$23,004,811**

ALTERNATIVE & DAY FACILITIES

CARDINAL O'CONNELL ALTERNATIVE SCHOOL - SITE

1.	**Building Entrances**															

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	- 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		-	-	-	☑	-	-	☑	**$540**
	- 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 remain. entries under renov. estimate	-	☑	-	-	-	☑	-	**$42,375**
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		-	-	-	☑	☑	-	-	**$43,055**
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		☑	-	-	☑	-	-	☑	**$12,000**
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.	-	-	-	☑	-	-	☑	-
15.	**Site Furniture & Accessories**															
	- 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.	-	-	-	☑	-	-	☑	-
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	**$350,000**
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		-	-	☑	☑	☑	☑	☑	**$132,240**
	- 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		-	-	☑	☑	☑	☑	☑	-

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SHORT TERM REPAIRS

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	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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		-	-	☑	☑	☑	☑	☑	**$13,800**
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		-	-	☑	☑	☑	-	☑	**$8,990**
	- 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	-		☑	-	-	☑	-	-	-	-
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		-	-	☑	☑	☑	-	☑	**$8,910**
	- 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		-	-	-	☑	-	-	-	-
6.	**Sealants & Expansion Joints**								-	-	-	-	-	-	-	-
	- Materials	Sealants at exterior wall openings & penetrations throughout have exceeded useful life.	Replace sealants.	1	OB	S	2878 lf		-	-	☑	☑	☑	-	☑	**$11,512**
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.		-	-	☑	☑	☑	☑	-	**$129,250**
	- 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		-	-	-	☑	-	-	-	**$5,500**
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		-	☑	-	☑	-	-	☑	**Costs included under structural total.**
13.	**Other Observations**															

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		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		☑	-	-	☑	☑	-	☑	**$12,375**
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - BUILDING INTERIOR																
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.		ES	S	plaster 100 sf		-	-	-	☑	-	-	☑	**$350**
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.	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	-	☑	-	-	-	-	-	**$66,714**
	- 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		-	☑	-	-	-	-	-	**-**
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 reno. estimate	☑	☑	-	☑	-	-	-	**$5,640**
9.	**General Purpose Classrooms**															

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	- 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.	2	ES	S	plaster 200 sf	Wood refinish under maint. budget.	-	-	-	☑	-	☑	☑	**$700**
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	ES	S		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	walls = 372 sf		-	-	-	☑	-	☑	☑	**$2,139**
	-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.		☑	☑	-	☑	-	☑	☑	**$2,000**
26.	**Cafeteria**															
	- 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.	2	ES	S	slab and ACT 1025 sf		-	-	-	☑	-	-	☑	**$9,123**
	-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.	☑	☑	-	☑	-	-	☑	-
28.	**Teacher Workroom & Staff Areas**															
	- Casework	Built in original wood wall shelves in poor condition. and enclosed storage rooms with stained wood panel doors and crown molding in fair condition.	Rebuild entirely the wood wall shelves and repair damage wood crown molding around storage rooms	1-2	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	2	ES	S	125 sf		-	-	-	☑	-	-	☑	**$563**
33.	**Student Toilets**															
	- 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	OB	S	1,100 sf		-	-	-	☑	-	-	☑	**$148,500**
	- 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.		-	-	-	☑	-	-	☑	-

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	- 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.	2	OB	S	2 toilets - 50 sf total		-	-	-	☑	-	-	☑	**$9,250**
	- Accessories	Toilet paper. No other fixed accessories.	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.	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	ES	S	allow.		-	-	-	☑	-	-	☑	**$3,500**
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	ES	S	slab 750 sf		-	-	-	☑	-	-	☑	**$3,563**
	- Equipment Pads	Concrete pads generally in good condition w/ some corrosion staining.	Clean pads & seal.	2	ES	S	Incl. in area abv.		-	-	-	☑	-	-	☑	
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - STRUCTURAL																
8b.	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.	Repair fire escape stair.	3	ES	S	2 stairs		☑	-	-	☑	-	-	-	**$2,250**

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8c.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - PLUMBING																
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.	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures.	1	OB	S			-	-	☑	-	-	-	-	**$95,956**
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - MECHANICAL																
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 galvanized sheet metal and is insulated with what appears to be calcium silicate. The breeching system exits the building into a masonry chimney.	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.	2,4	4-Boilers	S			-	-	-	-	☑	-	-	**$43,180**
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.	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air during occupied times.	1	OB	S			-	-	-	-	☑	-	-	**$119,945**

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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.	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.	1	OB	S			-	-	☑	-	☑	-	-	**$95,956**
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.	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.	1	OB	S			-	-	-	-	☑	-	-	**$95,956**
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.	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 efficiency.	1,2	N,OB	S			-	-	☑	-	☑	-	-	**$115,147**
CARDINAL O'CONNELL ALTERNATIVE SCHOOL - ELECTRICAL																
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.	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.	2	ES	S			-	-	-	☑	-	-	-	**$71,967**
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.	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.	2	ES	S			-	-	-	☑	-	-	-	**$71,967**
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.	Romex cable should be replaced with MC cable where concealed and not exposed to physical damage.	1	OB	S			-	-	-	☑	-	-	-	**$83,962**
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.	Incandescent fixtures should be replaced to fluorescent type.	2	ES	S			-	-	☑	-	☑	☑	-	**$14,393**

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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.	The remainder of the exit signs that are still non-lit should be upgraded to LED type. Emergency lighting is generally ok.	1	OB	S			☑	-	-	-	-	-	-	**$5,997**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$95,956**
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.	The data system should be upgraded to Cat 6 cable. New data outlets should be added to accommodate technology equipment. A telephone system should be provided in the building and integrated to a new classroom intercom system.	2	OB	S			☑	-	-	-	-	☑	-	**$71,967**
															TOTAL CARDINAL SHORT TERM	**$2,007,187**
LAURA LEE ALTERNATIVE SCHOOL - SITE																
1.	**Building Entrances**															
	- 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	-	☑	-	-	-	☑	-	**$42,375**
2.	**Parking**															
	- 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	-	☑	-	-	-	-	-	**-**
	- 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	-	☑	-	-	-	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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	-	☑	-	☑	-	-	☑	**-**
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		☑	-	-	☑	-	-	☑	**-**

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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		☑	-	-	☑	-	-	☑	**$27,775**
8.	**Fencing**															
	- 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		☑	-	-	☑	-	-	☑	**$17,500**
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.	-	-	-	☑	-	-	☑	-
LAURA LEE ALTERNATIVE SCHOOL - BUILDING EXTERIOR																
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		-	-	☑	☑	☑	-	☑	**$10,200**
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		-	-	☑	☑	☑	-	☑	**$11,934**
	- 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		-	-	-	☑	-	-	☑	**$1,454**
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		-	-	☑	☑	☑	-	-	**$15,810**
	- 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.		-	-	☑	☑	☑	-	-	-
	- 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.		-	☑	-	-	-	-	-	-
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		-	-	☑	☑	☑	-	-	**$1,600**
	- 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.		-	-	☑	☑	☑	-	-	-
9.	**Gutters and Downspouts**															
	- Locations and Materials	None	Install gutters and downspouts to divert water away from building.	-	-	S	-	allowance	-	-	-	☑	-	-	-	**$5,000**
13.	**Other Observations**															

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		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		-	-	-	☑	-	-	☑	**$2,085**
LAURA LEE ALTERNATIVE SCHOOL - BUILDING INTERIOR																
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.	2	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	-
2.	**Corridors**															
	- 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.	-	☑	-	-	-	-	-	-
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	OB	S	4 flights total		-	-	-	☑	-	-	☑	**$56,000**
	- 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		-	☑	-	-	-	-	-	-
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 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	-	☑	-	-	-	-	-	-
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 wainscot requires repair in some areas.	Fresh coat of paint throughout at plaster walls. Repair damaged plaster ceiling. Repair damaged areas of wood wainscot.	2	ES	S	plaster 40 sf	Painting under maint. budget.	-	-	-	☑	-	☑	☑	**$140**
	- 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.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-

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33.	**Student Toilets**															
	- 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.	1	OB	S	600 sf		-	-	-	☑	-	-	☑	**$81,000**
	- 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.		-	-	-	☑	-	-	☑	**-**
	- 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	ES	S	allow 150 sf		-	-	-	☑	-	-	-	**$22,500**
	- 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.	-	☑	-	-	-	-	-	**-**
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 replacement wd. handrail		-	-	☑	☑	☑	-	-	**$7,500**
	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	-	-	☑	☑	☑	-	☑	**-**

LAURA LEE ALTERNATIVE SCHOOL - STRUCTURAL

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8b.	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.	Addition of drainage to parking lot and regrading as required.	2	ES	S	allow.		-	-	-	☑	-	-	-	**$28,500**
8c.	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.	Repair end of wood rafter.	2	ES	S	two (2) locations		-	-	-	☑	-	-	-	**$24**
8d.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
LAURA LEE ALTERNATIVE SCHOOL - PLUMBING																
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.	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures.	1	OB	S			-	☑	☑	-	-	-	-	**$61,792**
LAURA LEE ALTERNATIVE SCHOOL - 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.	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.	1	ES	S			-	-	-	☑	-	-	-	**$46,344**
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.	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.	1	OB	S			-	-	-	☑	-	☑	-	**$54,068**
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.	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.	1	OB	S			-	-	☑	-	☑	☑	☑	**$46,344**

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5.	Exterior Lighting	There is one building mounted light at the side entrance that has been added.	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.	2	ES	S			-	-	☑	-	☑	-	-	**$22,400**
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.	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.	1	OB	S			☑	-	-	-	-	-	-	**$38,620**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$61,792**
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.	The data system should be upgraded to Cat 6 cable. New data outlets should be added to accommodate technology equipment. A telephone system should be provided in the building and integrated to a new classroom intercom system.	2	OB	S			☑	-	-	-	-	☑	-	**$46,344**
															TOTAL LAURA LEE SHORT TERM	**$709,102**
LEBLANC THERAPEUTIC DAY SCHOOL - SITE																
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 entries under exterior section.	1	ES	S	see arch. exterior section		-	-	☑	☑	☑	-	☑	-
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.	-	☑	-	-	-	-	-	-
	- 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.	-	☑	-	-	-	-	-	-
	- 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.	-	☑	-	-	-	-	-	-
4.	**Vehic. & Pedestrian Circulation**															

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	- 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		☑	-	-	☑	-	-	-	**$3,000**
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		-	-	-	☑	-	-	☑	**$4,500**
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		☑	-	-	☑	-	-	☑	**$600**
16.	**Site Drainage**															
	- 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.	-	-	-	☑	-	-	-	**-**
LEBLANC THERAPEUTIC DAY SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	☑	**$74,250**
2.	**Windows**															
	- Frame Materials	Replacement anodized aluminum window frames.	Replace window system.	1	OB	S	1,900 SF		-	-	☑	☑	☑	-	-	**$157,035**
	- 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)	-	-	☑	☑	☑	-	☑	**$6,653**
	- 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.	-	-	-	☑	-	-	☑	
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)	-	-	☑	☑	☑	-	☑	**-**
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		-	-	☑	☑	☑	-	☑	**$240**

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6.	**Sealants & Expansion Joints**															
	- 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		-	-	☑	☑	☑	-	☑	**$800**
LEBLANC THERAPEUTIC DAY SCHOOL - BUILDING INTERIOR																
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.	2	ES	S	10,000 SF		-	-	☑	☑	-	-	☑	**$50,000**
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.	-	-	-	☑	-	-	☑	**-**
	- 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		-	☑	-	-	-	-	-	**$23,164**
	- 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		-	☑	-	-	-	-	-	**-**
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.	-	-	-	☑	-	-	☑	**-**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	**-**
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	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. Sand and refinish floors where required	2	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	2-3	ES	S	650 sf	Provide CT wainscot	-	-	☑	☑	-	-	☑	**$12,320**

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	- 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.		-	-	☑	☑	-	-	☑	**$8,500**
	- 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.	-	☑	-	-	-	-	-	**-**
	- 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	ES	S	300 sf area total		-	☑	-	-	-	-	-	**$55,500**
	- Mirrors	Residential type mirrors, not code compliant.	Renovate single user toilet rooms to MAAB/ADA standards.	2	ES	S	incl. in reno.		-	☑	-	-	-	-	-	**-**
	- Accessories	Toilet tissue dispensers only	Renovate single user toilet rooms to MAAB/ADA standards.	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	ES	S	incl. in reno.		-	☑	-	-	-	-	-	**-**
LEBLANC THERAPEUTIC DAY SCHOOL - STRUCTURAL																
8b.	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.	Repoint brick wall and clean. See entry under architectural exterior section.	2	ES	S	-	Costs under arch. ext. section	-	-	-	☑	-	-	☑	**-**
8c.	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	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
LEBLANC THERAPEUTIC DAY SCHOOL - 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 concrete 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.	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	1	OB	S			-	-	-	☑	-	-	-	**$79,962**

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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.	Provide a domestic hot water recirculation system, master mixing valve, and expansion tank. Store water at 140 degrees to avoid Legionnaire's Disease.	1	OB	S			☑	-	-	☑	-	-	-	**$26,654**
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.	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.	2	OB	S			-	-	-	☑	-	-	-	**$40,781**
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.	Replace insert type roof drains with standard type roof drains.	0	OB	S			-	-	-	☑	-	-	-	**$10,129**
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.	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures in remodeled toilet rooms. Replace all floor drains.	1	OB	S			-	-	☑	-	-	-	-	**$106,616**
LEBLANC THERAPEUTIC DAY SCHOOL - MECHANICAL																
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.	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air during occupied times.	1	OB	S			☑	-	-	-	☑	-	-	**$133,270**

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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.	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 mechanical ventilation system installed to ensure occupants are provided with the proper amount of ventilation air as required by code.	1	OB	S			-	-	☑	-	☑	-	-	**$106,616**
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.	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.	1	OB	S			-	-	-	-	☑	-	-	**$106,616**
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.	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 efficiency.	1,2	OB	S			-	-	☑	-	☑	-	-	**$127,939**
LEBLANC THERAPEUTIC DAY SCHOOL - ELECTRICAL																
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).	Circuitry should be segregated by load type. Panels for computer loads should be provided with integral TVSS to protect sensitive electronics.	2	ES	S			-	-	-	☑	-	-	-	**$39,981**
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.	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.	2	ES	S			-	-	-	☑	-	-	-	**$46,645**
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.	The interior lighting is generally outdated. Classroom would benefit from system of indirect suspended luminaires with T5 high output lamps with electronic ballasts.	3	OB	S			-	-	☑	-	☑	☑	☑	-
5.	Exterior Lighting	Utility pole mounted HID Floods connected to the street light circuit controlled by a photocell.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$38,648**

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7.	Life Safety (Lighting)	Emergency lighting is accomplished by battery units and exit signs are self contained.	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.	2	ES	S			☑	-	-	-	-	-	-	**$3,332**
8.	Life Safety (Fire Alarm)	The fire alarm system was code compliant when installed. The main control panel is FCI 7200.	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.	3	ES	S			☑	-	-	-	-	-	-	**$3,998**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$106,616**
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.	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.	2	OB	S			☑	-	-	-	-	☑	-	**$53,308**
															TOTAL LEBLANC SHORT TERM	**$1,427,673**
MOLLOY ALTERNATIVE SCHOOL - SITE																
1.	**Building Entrances**															
	- 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	-	☑	-	-	-	☑	-	**$42,375**
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.	-	☑	-	-	-	-	-	**-**
	- Parking striping	Non-existent	Provide parking striping for organized parking layout, including handicapped accessible parking areas	2	ES	S	-	Under maint. budget.	-	☑	-	-	-	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															
	- 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		☑	-	-	☑	-	-	☑	**$2,400**
6.	**Service Area**															
	- Paving Materials	Bituminous paving throughout in good to fair condition	Repave areas where cracking has occurred.	2	ES	S	20000 sf asphalt		-	-	-	☑	-	-	-	**$60,000**
8.	**Fencing**															
	- 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		☑	-	-	☑	-	-	☑	**$2,000**
16.	**Site Drainage**															

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	- 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.	-	-	-	☑	-	-	-	-
MOLLOY ALTERNATIVE SCHOOL - BUILDING EXTERIOR																
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.		-	-	☑	☑	☑	-	☑	**$321,500**
2.	**Windows**															
	- Frame Materials	Replacement anodized aluminum window frames in poor condition.	Replace window system.	1	OB	S	1,600 SF		-	-	☑	☑	☑	-	☑	**$132,240**
	- 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**															
	- 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.	-	-	-	☑	-	-	☑	-
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**															
	- 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		-	-	☑	☑	☑	-	☑	**$4,000**
7.	**Roof Assembly and Flashing**															
	- 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.	-	-	-	☑	-	-	☑	-
MOLLOY ALTERNATIVE SCHOOL - BUILDING INTERIOR																
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-

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	- 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		-	☑	-	-	-	-	-	**$44,476**
	- 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		-	☑	-	-	-	-	-	-
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.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
13.	**SPED 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. Refinish all wood trim and base.	2	ES	S	-	Paint & patch under maint. budget. Allowance for wood.	-	-	-	☑	-	☑	☑	**$5,000**
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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.	-	-	-	-	-	☑	☑	-
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	ES	S	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
	- 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.	-	-	-	☑	-	-	☑	-
	- 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.	☑	-	-	☑	-	-	-	-

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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	ES	S		Under maint. budget.	-	-	-	☑	-	-	☑	-
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	2-3	ES	S	800 sf CT wainscot		-	-	☑	☑	-	-	☑	**$18,720**
	- 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		-	-	-	☑	-	-	☑	**$1,650**
	- 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	ES	S	250 sf area total		-	☑	-	-	-	-	-	**$46,250**
	- Mirrors	Residential type mirrors, not code compliant.	Renovate single user toilet rooms to MAAB standards.	2	ES	S	incl. in reno.		-	☑	-	-	-	-	-	-
	- Accessories	Toilet tissue dispensers only	Renovate single user toilet rooms to MAAB standards.	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	ES	S	incl. in reno.		-	☑	-	-	-	-	-	-
MOLLOY ALTERNATIVE SCHOOL - STRUCTURAL																
8a.	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.	Repoint crack.	2	ES	S	120 LF	-	-	-	-	☑	-	-	-	**$660**
8c.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
MOLLOY ALTERNATIVE SCHOOL - PLUMBING																

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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.	Replace valves with corrosion to maintain working order.	2	ES	S			-	-	-	-	☑	-	-	**$15,409**
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.	Replace all plumbing fixtures and drains with ADA accessible water conserving fixtures.	1	OB	S			-	-	☑	-	-	-	-	**$82,180**
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.	System appears to be in working order. Replace valves with corrosion to maintain working order.	2	ES	S			-	-	-	-	☑	-	-	**$6,164**
MOLLOY ALTERNATIVE SCHOOL - MECHANICAL																
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.	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.	2,4	4-Boilers	S			-	-	-	-	☑	-	-	**$46,226**
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.	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.	1,2	ES/OB	S			-	-	-	-	☑	-	-	**$164,360**

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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.	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.	1	OB	S			-	-	-	-	☑	-	-	**$123,270**
MOLLOY ALTERNATIVE SCHOOL - 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.	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.	1	OB	S			-	-	-	☑	-	-	-	**$61,635**
2.	Distribution System	The feeders and subpanels are in fair condition. Panels have been added to accommodate 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.	Life of system is same as service equipment. Existing distribution panels should be replaced in the near future. Fused panels should be replaced.	1	OB	S			-	-	-	☑	-	-	-	**$61,635**
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.	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.	1	OB	S			-	-	-	☑	-	☑	-	**$71,908**
5.	Exterior Lighting	There are currently pole mounted HID flood lights controlled via integral photocells. There are no building mounted egress light fixtures.	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.	1	OB	S			-	-	☑	-	☑	-	-	**$29,790**
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 serviceable life. The detection devices are inconsistent from a compliance standpoint, heat detectors seem to be installed in many locations where smoke detection is required in a non-sprinklered building.	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.	3	ES	S			☑	-	-	-	-	-	-	**$51,363**

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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. There 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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$82,180**
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.	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.	2	OB	S			☑	-	-	-	-	☑	-	**$41,090**
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.	The data system should be upgraded to Cat 6 cable. New data outlets should be added to accommodate technology equipment. A telephone system should be provided in the building and integrated to a new classroom intercom system.	2	OB	S			☑	-	-	-	-	☑	-	**$61,635**
															TOTAL MOLLOY SHORT TERM	**$1,580,116**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - SITE																
1.	**Building Entrances**															
	- 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	-	☑	-	-	-	☑	-	**$42,375**
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		-	-	-	☑	-	-	☑	**$149,139**
	- 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.	-	☑	-	-	-	-	-	**-**
	- 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.	-	☑	-	-	-	-	-	**-**
4.	**Vehic. & Pedestrian Circulation**															

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	- 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		☑	-	-	☑	-	-	☑	**$3,938**
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		☑	-	-	☑	-	-	☑	**$900**
15.	**Site Furniture & Accessories**															
	- Flagpoles	Pole located bldg. south side is unusable due to tree coverage.	Cut back tree coverage	1	-	S		Under maint. budget.	-	-	-	☑	-	-	☑	**-**
18.	**Other Observations**															
		Storm run off infiltrates foundation wall into basement level.	Further investigation required to analyze site grade and possible construction of site drainage	-	-	S		under structural costs	-	-	-	☑	-	-	-	**-**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - BUILDING EXTERIOR																
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	-	-	☑	☑	☑	-	☑	**$6,330**
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		-	-	☑	☑	☑	-	☑	**$165,961**
	- 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			☑	-	☑	☑	☑	-	☑	**-**
3.	**Entrance Systems**															
	- 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		-	-	☑	☑	☑	-	☑	**$3,860**

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	- 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		-	-	☑	☑	☑	-	-	**$3,015**
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		-	-	☑	☑	☑	-	-	**$5,257**
	- 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			-	☑	-	-	-	-	-	**-**
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		-	-	☑	☑	☑	-	☑	**-**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - BUILDING INTERIOR																
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.		ES	S	750 sf		-	-	-	☑	-	-	☑	**$2,625**
	- 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.	-	-	-	☑	-	-	☑	**-**
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	OB	S	Plaster - 1000 sf and 4 flights	Costs also include stair modificati on.	☑	-	-	☑	-	-	☑	**$56,000**
	- 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		-	☑	-	-	-	-	-	**-**
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 flush 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.	-	-	-	☑	-	☑	☑	**-**
9.	**General Purpose Classrooms**															

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	- 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 wainscot is wood paneling. Stained wood trim around windows and doors.	Refinish and repair 29" high wood wainscot in a few locations.	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 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		Under maint. budget.	-	☑	-	☑	-	☑	☑	-
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 wainscot is wood paneling. Stained wood trim around windows and doors.	Refinish and repair 29" high wood wainscot in a few locations.	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 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		Under maint. budget.	-	-	-	☑	-	☑	☑	-
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	OB	S	650 sf		☑	☑	-	☑	-	-	☑	**$87,750**
	- 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.		-	-	-	☑	-	-	-	-
	- 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	OB	S	100 sf		-	☑	-	☑	-	-	-	**$18,500**
	- 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.		-	☑	-	-	-	-	-	-

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35.	**Storage**															
	- Finish Materials	Refer to entries under student bathrooms for basement storage areas.	Perform general gut and complete renovation of entire basement area.	1	OB	S	2943 sf		☑	-	-	☑	-	-	☑	**$441,450**
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	OB	S			☑	-	-	☑	-	-	☑	**-**
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	☑	-	-	☑	-	-	-	**-**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - STRUCTURAL																
8a.	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.	Replace wood column base and flashing. See entry under architectural exterior section.	2	OB	S	-	costs under arch. ext. section	-	-	-	☑	-	-	-	**-**
8b.	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.	Repoint crack.	2	ES	S	20 LF		-	-	-	☑	-	-	-	**$110**
8c.	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.	Addition of drainage to parking lot and regrading as required.	2	ES	S	allow.		-	-	-	☑	-	-	-	**$28,500**
8d.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	**-**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - PLUMBING																
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.	Replace with new larger volume, high efficiency condensing type heaters.	1	OB	S			-	-	☑	-	☑	-	-	**$19,094**
4	Plumbing Fixtures	Fixtures appear original to building. Water Closets are floor mounted with manual flush valves, 1.6 gallons per flush.	Recommend installation of high efficient, low flow fixtures throughout the building.	1	OB	S			-	-	☑	-	-	-	-	**$19,094**

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7.	Plumbing Fixtures	Lavatories are wall hung vitreous china with two handle faucets.	Recommend installation of high efficient, low flow fixtures throughout the building.	1	OB	S			-	-	☑	-	-	-	-	**$7,638**
8	Plumbing Fixtures	Sinks are stainless steel single compartment type.	Provide accessible fixtures.	1	ES	S			-	-	-	☑	-	-	-	**$3,819**
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.	Provide accessible fixtures in all public spaces.	0	OB	S			-	-	-	☑	-	-	-	**$5,728**
10.	Plumbing Fixtures	Plumbing fixtures in lower level are no longer in use and have been covered over.	Provide accessible fixtures in all public spaces.	0	OB	S			-	-	-	☑	-	-	-	**$19,094**
11.	Plumbing Fixtures	Mop sink is a free standing type with non-vacuum type faucet.	Provide new floor mounted basin with new vacuum breaker type faucet.	1	OB	S			☑	-	-	-	-	-	-	**$3,819**
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.	Gas meter to be relocated to exterior of building and updated to local utility standard.	2	OB	S			☑	-	-	-	-	-	-	**$11,456**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - 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 serviceable 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 galvanized sheet metal and exits the building into a masonry chimney.	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.	2	ES	S			-	-	-	-	☑	-	-	**$34,369**
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.	It is recommended that a mechanical ventilation system is installed to provide code required ventilation air during occupied times.	1	OB	S			☑	-	-	-	☑	-	-	**$95,470**
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.	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.	1	OB	S			-	-	☑	-	☑	-	-	**$76,376**

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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 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.	1	OB	S			-	-	-	-	☑	-	-	**$76,376**
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.	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 efficiency.	1,2	ES,OB	S			-	-	☑	-	☑	-	-	**$91,651**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - 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.	The Challenger distribution panel with 200A MCB is obsolete. The Challenger product line was purchased by Eaton/Cutler Hammer.	2	OB	S			-	-	-	☑	-	-	-	**$57,282**
2.	Distribution System	The feeders and Westinghouse subpanels are in fair condition. There is no TVSS equipment at main distribution panel and remote panels.	Circuits should be separated by load type and TVSS should be added to panels that serve computer equipment.	2	ES	S			-	-	-	☑	-	-	-	**$57,282**
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.	The quantity of receptacles is minimal in classrooms and computer classroom. Extension cords are being used.	2	ES	S			-	-	-	☑	-	☑	-	**$66,829**
4.	Interior Lighting	Lighting consists of 2'x4' fluorescent recessed with (4) T8 lamps and wraparound fluorescent fixtures.	The light level is not adequate.	2	ES	S			-	-	-	-	-	☑	☑	**$57,282**
5.	Exterior Lighting	The only exterior lighting is located at the exterior doors.	It is recommended to install new building perimeter fixtures and replace the existing fixtures over exterior doors.	2	OB	S			☑	-	-	-	-	-	-	**$27,686**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$76,376**
															TOTAL RIVERSIDE SHORT TERM	**$1,822,430**
GREEN SCHOOL - ADULT EDUCATION CENTER - SITE																
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.		-	☑	-	-	-	☑	-	**$45,000**

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	- 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	-	☑	-	-	-	☑	-	**See above**
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		-	-	-	☑	-	-	☑	**$54,500**
	- 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		-	-	-	☑	-	-	☑	**$1,575**
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		-	-	-	☑	-	-	☑	**$56,840**
14.	**Site Furniture & Accessories**															
	- Bicycle Racks	Bike rack on site in disrepair	Replace bike rack	0	OB	S	1 rack		-	-	-	☑	-	-	☑	**$2,000**
GREEN SCHOOL - ADULT EDUCATION CENTER - BUILDING EXTERIOR																
2.	**Windows**															
	- Frame Materials	Aluminum frames with Kalwall panels above	Replace all windows and panning	1	OB	S	1800sf		-	-	☑	☑	☑	☑	☑	**$148,770**
	- Glazing Type and Color	Varies. Most are glazed with polycarbonate and Kalwall.	Replace with insulating glass units	1	OB	S	incl. in above		-	-	☑	☑	☑	☑	-	**cost with window frame above**
	- Operable sash type and sash hardware	Mostly awning type sash; some casements.	Replace with window frames above	1	OB	S	incl. in above		-	-	-	☑	-	-	-	**cost with window frame above**
	- Shades or Blinds	At operable section only, not at upper Kalwall section.	Replace with shades that cover the full opening	1	OB	S	1800sf		-	-	☑	☑	☑	-	-	**$20,700**
3.	**Entrance Systems**															
	- Frame Materials	Aluminum	Restore existing front entrance	2	ES	S	140sf		-	-	☑	☑	☑	-	☑	
	- Glazing Type and Color	Insulated Glass Units	Replace with frame	-	-	S	incl. in above		-	-	☑	☑	☑	-	-	**cost with frame restoration**
	- Door widths & clearances	2 - 3'	Restore with frame	-	-	S	incl. in above		-	-	-	☑	-	-	-	**cost with frame restoration**
	- Entry door hardware	Match entrance unit	Replace hardware	1	ES	S	2 units		-	-	-	☑	-	-	-	**$1,800**
4.	**Exterior Doors**															
	- Materials	Hollow metal doors and frames.	Replace with new units	1	OB	S	6 units		-	-	☑	☑	☑	-	-	**$8,376**
	- Door hardware	very old, obsolete.	Replace hardware as part of new doors.	1	OB	S	incl. in above		-	-	-	☑	-	-	-	**cost with new doors**
5.	**Fascia, Trim, Soffits & Overhangs**															
	- Materials	Wood cornice and dental work. Metal roof edge	Repair/restore as required	1	OB	S	240lf		-	-	-	☑	-	-	☑	**$9,600**
6.	**Sealants & Expansion Joints**															

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	- Materials	Sealants at or exceeding useful life at door &window openings.	Replace sealants at window and door openings	1	OB	S			-	-	☑	☑	☑	-	☑	**cost in with door and windows**
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		-	-	☑	☑	☑	☑	-	**$103,000**
	- 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	-		-	-	-	☑	-	-	-	
9.	**Gutters and Downspouts**															
	- Locations and Materials	None	Provide new gutters and down spouts at rear of building	-	-	S	Allow.		-	-	-	☑	-	-	-	**$15,000**
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	☑	-	-	☑	-	-	☑	**$4,000**
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		-	-	-	☑	-	-	-	**cost in with new doors**
13.	**Other Observations**															
		Exterior louvers in poor condition.	Replace exterior louvers	1	OB	S	24 SF		-	-	-	☑	-	-	-	**$1,500**
GREEN SCHOOL - ADULT EDUCATION CENTER - BUILDING INTERIOR																
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	OB	S	per below	Costs carried 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.		OB	S	6000sf VCT		-	-	-	☑	-	-	☑	**$34,500**
	- 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		Costs under renovation estimate	-	☑	-	☑	-	-	-	-
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	2	OB	S	4 flights		-	☑	-	☑	-	-	☑	**$44,476**
	- 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		-	☑	-	-	-	-	-	**$23,164**

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	- Handrails (height, extensions, profile)	Non-conforming	Modify to conform.	0	OB	S	incl. in above		-	☑	-	-	-	-	-	-
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.		-	☑	-	-	-	☑	-	**$207,625**
6.	**Interior Doors & Sidelights**															
	- Materials	Wood doors and frames, original construction.	Doors and hardware should be replaced	1	OB	S	68 units		-	-	-	☑	-	☑	☑	**$57,120**
	- Door hardware	Very old	See above	1	OB	S	incl. in above		-	-	-	☑	-	☑	☑	-
	- Door Thresholds	Varies	Address non-conforming thresholds with door replacement.	1	OB	S	incl. in above		-	☑	-	-	-	☑	-	-
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	OB	S	17000sf		-	-	-	☑	-	☑	☑	**$97,750**
	- Visual Display Surfaces	Marker boards added over existing chalk boards	All display boards should be replaced	1	OB	S	1600sf		-	-	-	☑	-	☑	☑	**$40,000**
8.	**Technology Classroom**															
	- Visual Display Surfaces	Similar to typical classroom	Replace per general purpose classroom	1	OB	S	with typ. clsrm.		-	-	-	☑	-	☑	☑	-
9.	**Admin. Office Area**															
	- Finish Materials	Similar to a typical classroom	Replace flooring with carpet tile	1	OB	S	1100 sf		-	-	-	☑	-	-	☑	**$7,700**
10.	**Student Toilets**															
	- Finish Materials	Materials vary and are in very poor condition	Renovate entire toilet rooms	0	OB	S	500 sf		☑	-	-	☑	-	-	☑	**$67,500**
	- Toilet Partitions	Appear in poor condition.	Replace	0	OB	S	part of overall		-	-	-	☑	-	-	-	-
	- Mirrors	Appear in poor condition.	Replace	0	OB	S	part of overall		-	-	-	☑	-	-	-	-
	- Accessories	Appear in poor condition.	Replace	0	OB	S	part of overall		-	-	-	☑	-	-	-	-
	- 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	OB	S	100 sf		☑	-	-	☑	-	-	☑	**$13,500**
	- Toilet Partitions	See student toilet rooms	Replace	0	OB	S	part of overall reno.		-	-	-	☑	-	-	-	-
	- Mirrors	See student toilet rooms	Replace	0	OB	S	part of overall reno.		-	-	-	☑	-	-	-	-

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LEGEND		
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0 - Failed - Not Functional	N - New/Recent	S - Short Term - Years 1-5
1 - Poor - Failure Anticipated	ES - W/In Expected Serv. Life	
2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

SHORT TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
	- 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.		-	☑	-	-	-	-	-	-
GREEN SCHOOL - ADULT EDUCATION CENTER - STRUCTURAL																
8a.	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.	Addition of drainage to parking lot and regrading as required.	2	ES	S	allow.		-	-	-	☑	-	-	-	**$28,500**
8b.	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.	Repair fire escape stair.	3	ES	S	1 stair		☑	-	-	☑	-	-	-	**$1,875**
8d.	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.	See description.	2	ES	S	-	Under maint. budget.	☑	-	-	☑	-	-	-	-
GREEN SCHOOL - ADULT EDUCATION CENTER - PLUMBING																
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.	Replace entire piping systems including new shut-off valves.	1	OB	S			-	-	-	-	☑	-	-	**$68,655**
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 pedestal type with manual flush valves. Lavatories are wall hung with spread faucets. Bubbler is wall hung vitreous china.	Replace fixtures with high efficient, water conserving type fixtures. Provide toilet facilities for students on all floors.	1	OB	S			-	-	☑	-	-	-	-	**$91,540**

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Lowell Public Schools - Comprehensive Facilities Assessment
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GREEN SCHOOL - ADULT EDUCATION CENTER - MECHANICAL																
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.	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.	4	N	S			-	-	-	-	☑	-	-	**$51,491**
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.	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.	1,2	ES/OB	S			-	-	-	-	☑	-	-	**$183,080**
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.	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.	1	OB	S			-	-	-	-	☑	-	-	**$20,597**
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.	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.	1	OB	S			-	-	-	-	☑	-	-	**$137,310**
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.	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 and reuse existing DDC front end controller.	1	OB	S			-	-	☑	-	☑	-	-	**$109,848**
GREEN SCHOOL - ADULT EDUCATION CENTER - BUILDING INTERIOR																

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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.	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.	1	OB	S			-	-	-	☑	-	-	-	**$68,655**
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.	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.	1	OB	S			-	-	-	☑	-	-	-	**$68,655**
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.	Romex cable should be replaced with MC cable where concealed and not exposed to physical damage.	1	OB	S			-	-	-	☑	-	-	-	**$80,098**
5.	Exterior Lighting	There is one building mounted light at the main entrance that was added.	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.	2	OB	S			-	-	☑	-	☑	-	-	**$33,183**
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.	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.	1	OB	S			☑	-	-	-	-	-	-	**$57,213**
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.	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.	2	OB	S			☑	-	-	-	-	-	-	**$91,540**
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	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.	2	OB	S			☑	-	-	-	-	☑	-	**$45,770**
															TOTAL ADULT ED. SHORT TERM	**$2,204,006**

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Lowell Public Schools - Comprehensive Facilities Assessment
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ELEMENTARY SCHOOLS																
BAILEY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
7.	**Roof Assembly and Flashing**															
	- 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)		-	-	-	☑	-	-	-	**$245,000**
BAILEY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	ES	L	-	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.) 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.	3	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
18.	**Performing Arts - Stage**															
	- 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.	-	-	S	chair lift allow.	-	-	☑	-	-	-	-	-	**$20,000**
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.	3	ES	L	1000 SF (carpet)		-	-	-	☑	-	-	☑	**$7,000**
26.	**Cafeteria**															
	- 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		-	-	-	☑	-	-	☑	**$2,160**
BAILEY ELEMENTARY SCHOOL - PLUMBING																

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LONG TERM REPAIRS

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	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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.	As plumbing fixtures begin to fail replace with water conserving fixtures.	3	ES	L	-	-	-	-	☑	-	☑	-	-	**$258,788**
BAILEY ELEMENTARY SCHOOL - ELECTRICAL																
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.	TVSS should be added to panels that serve sensitive computer electronics.	3	ES	L			-	-	-	☑	-	-	-	**$11,322**
9	**Emergency Power**	A Natural Gas fueled Kohler 100KW generator model# 100RZ282 serves emergency lighting and optional stand-by loads via one Transfer Switch.	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.	2	ES	L			☑	-	-	-	-	-	-	**$32,349**
10	**Life Safety (Lighting)**	Emergency lighting and exit signs are fed from the emergency generator.	Emergency lighting is not separated from optional stand-by loads per current electrical code.	3	ES	L			☑	-	-	-	-	-	-	**$8,087**
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.	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.	3	ES	L			-	-	-	-	-	☑	-	**$48,523**
															TOTAL BAILEY LONG TERM	**$633,228**
GREENHALGE ELEMENTARY SCHOOL - SITE																
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.	-	-	-	-	-	-	☑	-
GREENHALGE ELEMENTARY SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															

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	- Transoms & Borrowed Lights	HM frames and glazing are in good condition.	Fresh coat of painting throughout.	3	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	-
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. P.lam walls and celling in good condition.	Replace rubber floor.	2	ES	L	34 sf		-	-	-	☑	-	-	☑	**$349**
9.	**General Purpose Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	-
11.	**Art Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	-
18.	**Performing Arts - Stage**															
	- 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		-	☑	-	-	-	-	-	**$15,250**
19.	**Performing Arts - Music Rooms**															
	- 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.	-	-	-	-	-	-	☑	-
33.	**Student Toilets**															
	- Finish Materials	Ceramic tile flooring and wainscot in good condition. ACT tile appears in good condition	Fresh coat of paint throughout.	3	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
GREENHALGE ELEMENTARY SCHOOL - PLUMBING																

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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 faucets, 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 equipped with solids interceptors. Mop sinks are floor mounted. Mop faucets are equipped with vacuum breakers. Walls behind mop receptors 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.	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.	2	ES	L			-	-	☑	-	☑	-	-	**$72,115**
GREENHALGE ELEMENTARY SCHOOL - MECHANICAL																
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.	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.	1	ES	L			-	-	☑	-	☑	☑	-	**$324,518**
GREENHALGE ELEMENTARY SCHOOL - ELECTRICAL																
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.	The Media Center fixtures were modified from metal halide to fluorescent. The light level is not adequate.	3	ES	L			-	-	-	-	-	☑	☑	**$12,000**
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. One Site Pole fixture at corner of parking lot has head missing.	One fixture head needs to be installed at corner of parking area. It is recommended that the fixtures be replaced with LED type.	2	ES	L			-	-	-	-	☑	-	-	**$104,567**

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2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
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.	The system appears to be well maintained. We would recommend wireless access points be installed in corridors.	3	ES	L			-	-	-	-	-	☑	-	**$54,086**
															TOTAL GREENHALGE LONG TERM	**$582,885**
LINCOLN ELEMENTARY SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- Finish Materials	Rubber stair treads and risers and landings in fair condition w/ general soiling - will require 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	ES	L	-	Floor clean and painting under maint. budget.	-	-	-	-	-	-	☑	-
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	ES	L	800 sf VCT		-	-	-	☑	-	-	☑	**$4,600**
	- 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		-	-	-	☑	-	-	☑	**$4,000**
18.	**Performing Arts - Stage**															
	- 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	1 chairlift		-	☑	-	-	-	-	-	**$15,250**
LINCOLN ELEMENTARY SCHOOL - PLUMBING																
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.	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	3	ES	L			-	-	☑	-	☑	-	-	**$62,456**

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
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.	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.	3	ES	L			☑	☑	-	-	-	-	-	**$3,997**
LINCOLN ELEMENTARY SCHOOL - ELECTRICAL																
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.	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	3	ES	L			☑	-	-	-	-	-	-	**$31,228**
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.	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.	3	ES	L			☑	-	-	-	-	☑	-	**$31,228**
															TOTAL LINCOLN LONG TERM	**$152,759**
MCAULIFFE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- Sills	Painted aluminum sills appear in good to fair condition.	Minor repairs required.	2	ES	L	-	Under maint.	-	-	-	-	-	-	☑	-
	- Shades or Blinds	Manual roller shades at most windows	Some roller shades should be replaced.	3	ES	L	-	Under maint. budget.	-	-	-	☑	-	☑	-	-
MCAULIFFE ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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		-	-	-	☑	-	-		**$5,000**
17.	**Performing Arts - Auditorium**															
	- 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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	3-2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	3-2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
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.	3-2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
MCAULIFFE ELEMENTARY SCHOOL - PLUMBING																
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	Clean debris from roof drain domes.	3	ES	-		Under maint. budget.	-	-	-	-	-	-	-	-
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.	Recommend installation of high efficient, low flow fixtures throughout the building. Provide backflow preventers at mop closet soap dispensers.	3	ES	L			-	-	☑	-	☑	-	-	**$127,310**
MCAULIFFE ELEMENTARY SCHOOL - ELECTRICAL																

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LONG TERM REPAIRS

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	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
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.	The system appears to be well maintained. No issues reported from the custodial staff. Outlets in janitors closets should be replaced with GFI type in the near future to comply with code.	3	ES	L			☑	☑	-	-	-	-	-	**$1,114**
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.	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	3	ES	L			☑	-	-	-	-	-	-	**$31,828**
															TOTAL McAULIFFE LONG TERM	**$165,251**
MCAVINNUE ELEMENTARY SCHOOL - SITE																
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		-	-	-	☑	-	-	-	**$8,250**
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		-	-	-	-	-	-	☑	**$8,100**
15.	**Site Furniture & Accessories**															
	- 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	-		-	-	-	-	-	-	☑	**$275**
MCAVINNUE ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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		-	-	-	☑	-	-	-	**$2,400**
MCAVINNUE ELEMENTARY SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- Transoms & Borrowed Lights	HM frames and glazing are in good condition.	Fresh coat of painting throughout	3	ES	L		under maint. Budget	-	-	-	-	-	-	☑	-
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.	3	ES	L	34 sf		-	-	-	☑	-	-	☑	**$349**
9.	**General Purpose Classrooms**															
	- 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	3	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
11.	**Art Classrooms**															

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	- 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.	-	-	-	☑	-	-	☑	-
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	ES	L	18" high grilles at 6' 0" total length		-	-	-	-	-	-	☑	**$369**
	- 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		-	☑	-	-	-	-	-	**$15,250**
19.	**Performing Arts - Music Rooms**															
	- Acoustical Treatments	Fabric covered wall panels are in good to fair condition	Consider replace worn out fabric	2-3	ES	L		Under maint. budget.	-	-	-	-	-	-	☑	-
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	ES	L	200 sf synth. Floor		-	-	-	☑	-	-	☑	**$2,300**
MCAVINNUE ELEMENTARY SCHOOL - PLUMBING																
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.	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.	3	ES	L			-	☑	-	-	☑	-	-	**$28,130**
MCAVINNUE ELEMENTARY SCHOOL - MECHANICAL																
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.	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.	2	ES	L			-	-	☑	☑	☑	☑	-	**$10,549**
MCAVINNUE ELEMENTARY SCHOOL - ELECTRICAL																
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.	The Media Center fixtures were modified from metal halide to fluorescent. The light level is not adequate.	3	ES	L			-	-	-	-	-	-	☑	**$24,000**

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
5.	**Exterior Lighting**	Pole mounted HID shoebox fixtures are present. One Site Pole fixture at corner of parking lot has head missing.	One fixture head needs to be installed at corner of parking area. It is recommended that the fixtures be replaced with LED type.	2	ES	L			-	-	-	-	☑	-	-	**$101,973**
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.	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.	3	ES	L			☑	-	-	-	-	-	-	**$35,163**
															TOTAL McAVINNUE LONG TERM	**$237,108**
MOODY ELEMENTARY SCHOOL - SITE																
2.	**Parking**															
	- 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		-	-	-	☑	-	-	☑	**$3,300**
MOODY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- 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		☑	-	-	☑	-	-	☑	**$500**
MOODY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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 4-stop elevator & shaft enclosure	-	-	☑	-	-	-	-	-	**$218,125**
9.	**General Purpose Classrooms**															
	- 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.	-	-	-	-	-	-	☑	**-**
18.	**Performing Arts - Stage**	Stage area is elevated platform at 41-1/2" high within larger gym/multi-purpose room space.														
	- 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	-	-	☑	-	-	-	-	-	**$15,250**
20.	**Media Center**															
	- Stacks	Not observable. Covered due to window replacement work.	Stacks probably require refinishing.	2	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
MOODY ELEMENTARY SCHOOL - STRUCTURAL																

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8f.	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.	See description.	2	ES	S	-	Under maint. budget.	-	-	-	-	-	-	-	**-**
MOODY ELEMENTARY SCHOOL - FIRE PROTECTION																
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.	If building is renovated, should be updated to current NFPA requirements.	1	OB	L			☑	-	-	☑	-	-	-	**$236,480**
MOODY ELEMENTARY SCHOOL - ELECTRICAL																
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.	The fixtures contribute a substantial amount of glare. The light level is not adequate.	2	ES	L			-	-	-	-	-	-	☑	**$283,776**
5.	**Exterior Lighting**	Utility pole mounted HID flood fixtures are present.	It is recommended that the fixtures be replaced with new pole mounted LED luminaires in the parking area. Also, building perimeter fixtures will be wall mounted over exterior doors. All fixtures will be of the cut-off type.	2	ES	L			-	-	-	-	☑	-	-	**$68,579**
6.	**Emergency Power**	There is no generator installed.	A new generator is recommended.	N/A	N/A	L			☑	-	-	-	-	-	-	**$47,296**
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	System appears to be in good working order. Recommend recircuiting lighting for emergency purposes.	3	ES	L			☑	-	-	-	-	-	-	**$11,824**
															TOTAL MOODY LONG TERM	**$885,130**
MOREY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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.	-	-	-	-	-	-	☑	**$200**
MOREY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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 thresholds	3	-	L	VCT 20 sf	-	-	-	-	☑	-	-	☑	**$30**
4.	**Stairs & Exits**															

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	- 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	ES	L	464 sf	ES	-	-	-	-	-	-	☑	**$2,088**
26.	**Cafeteria**															
	- Finish Materials	VCT flooring & finishes of exposed steel columns, turnbuckles, structural deck and long-span steel joints 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. Re-secure resilient base. Replace floor box cover.	3	N	L	3	Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	L	3	Under maint. budget.	-	-	-	-	-	-	☑	-
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.	2	ES	L	1 CUH cover	Under maint. budget.	-	-	-	-	-	-	☑	-
MOREY ELEMENTARY SCHOOL - PLUMBING																
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.	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	3	ES	L			-	-	☑	-	☑	-	-	**$68,405**
MOREY ELEMENTARY SCHOOL - MECHANICAL																

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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.	Recommend continued preventative maintenance for boilers, pumps, and water/glycol treatment for hot water loop.	3	ES	L			-	-	-	-	☑	-	-	**$5,000**
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.	Repair RTU-1's air cooled condensing unit ACCU-1.	3	ES	L			-	-	-	-	☑	-	-	**$10,000**

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3.	**Air Handling Unit Systems**	The building is primarily heated, ventilated, & air conditioned by rooftop air handling units. The majority of rooftop units have supply & return fans, hot water heating coil w/ piping enclosure, & direct expansion (DX) cooling w/ remote air cooled condensing units located adjacent to the units. The rooftop units were installed circa 2008 & appear to be in good condition. The rooftop units are located in three clusters within architectural enclosures. RTUs & 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 Clsrms; RTU-6/ACCU-6 4016 CFM serves Classrms; 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 w/ hot water heating & split DX cooling that serves the Music & Kindergarten classrooms. The unit is located in the mechanical room & is manufactured by Trane (Model MCC - 2740 CFM), and is connected to a roof mounted air-cooled condensing unit (ACCU-11).	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.	3	ES	L			-	-	-	-	☑	-	-	**$20,000**
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.	Recommend cabinet unit heaters receive general maintenance, i.e. cleaning, filter changes, belt changes, lubrication of fans.	3-4	ES	L			-	-	-	-	☑	-	-	**$10,000**
6.	**Piping System**	Hot water supply and return piping and refrigeration piping appears to be in very good condition.	Recommend repair and re-painting outdoor roof mounted refrigeration piping insulation. Maintain chemical water treatment for hot water system.	3	ES	L			-	-	-	-	☑	-	-	**$12,000**
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.	Recommend continue preventative maintenance for ATC control components, replace valve and damper actuators as required.	3	ES	L			-	-	-	-	☑	-	-	**$10,000**
MOREY ELEMENTARY SCHOOL - ELECTRICAL																
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.	Recommend to install daylight harvesting dimming controls.	3	ES	L			-	-	☑		☑	-	-	**$205,215**

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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 required lighting.	The system is functional and well maintained. No issues reported by the custodial staff. Recommend installing LED lighting.	3	ES	L			-	-	☑		☑	-	-	**$99,187**
9.	**Security System**	There is an iPhone 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 intrusion system that consists of door contacts, motion sensors, and keypads.	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 intrusion 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.	2	ES	L			☑	-	-	-	-	-	-	**$273,620**
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.	The systems appear to be well maintained and functioning properly. No issues reported from custodial staff with exception to the two or three clocks that should be addressed.	3	ES	L			-	-	-	-	-	☑	-	**$684**
11.	**Data Systems**	The data system consist of Cat6 data cable. A/V cabling is installed in every classroom for ceiling 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 relief bars on the data racks are over loaded and broken under the weight of the cables. The data jacks are not labeled throughout the building.	The unterminated sound system over-ride cable should be looked into as a short term item, strain relief bars should be replaced and we would recommend the data jacks be lapelled. 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.	3	ES	L			☑	-	-	-	-	-	-	**$10,261**
															TOTAL MOREY LONG TERM	**$726,690**
MURKLAND ELEMENTARY SCHOOL - SITE																
10.	**Plantings, Trees and Shrubs**															
	- 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.	-	-	-	☑	-	-	☑	**-**
MURKLAND ELEMENTARY SCHOOL - BUILDING INTERIOR																
4.	**Stairs & Exits**															
	- Finish Materials	Main lobby and landing show signs of rubber flooring wear. Other 2 stair walls have CT wainscot /CMU and GWB with 2x4 ACT	Replace rubber flooring. Fresh coat of paint on all metal stair components.	2-3	ES	L	rubber flooring 1000 sf	Painting under maint. Budget.	-	-	-	☑	-	-	☑	**$10,250**
9.	**General Purpose Classrooms**															

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	- 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	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	3	L		Under maint. budget.	-	-	-	-	-	-	-	-
18.	**Performing Arts - Stage**															
	- 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	1 chairlift		-	☑	-	-	-	-	-	**$15,250**
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	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
MURKLAND ELEMENTARY SCHOOL - PLUMBING																
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 faucets 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.	Recommend installation of high efficient, low flow fixtures throughout the building. Provide accessible fixtures in all public spaces including classrooms.	3	ES	L			-	-	☑	-	☑	-	-	**$62,050**
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.	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.	3	ES	L			☑	-	-	-	-	-	-	**$9,308**
MURKLAND ELEMENTARY SCHOOL - ELECTRICAL																
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.	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.	3	ES	L			-	-	-	-	-	☑	-	**$31,025**

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2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
															TOTAL MURKLAND LONG TERM	$127,883
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	**$27,000**
	- Transoms & Borrowed Lights	Hollow metal door frames and borrowed lights	Paint all HM framed doors and borrowed lights	3	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
18.	**Performing Arts - Stage**															
	- 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		-	☑	-	-	-	-	-	**$20,000**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - FIRE PROTECTION																
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.	Install caps on Fire Department connection.	3	ES	L			☑	-	-	-	-	-	-	**$350**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - PLUMBING																
5.	**Plumbing Fixtures**	Fixtures appear original to building. Water Closets are wall hung with manual flush valves, 1.6 gallons per flush.	Recommend installation of high efficient, low flow fixtures throughout the building.	3	ES	L			-	-	☑	-	☑	-	-	**$39,212**
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.	Recommend installation of high efficient, low flow fixtures throughout the building.	3	ES	L			-	-	☑	-	☑	-	-	**$23,527**
7.	**Plumbing Fixtures**	Urinals are wall mounted vitreous china, with 1.1 gallon manual flush valves.	Recommend installation of high efficient, low flow fixtures throughout the building.	3	ES	L			-	-	☑	-	☑	-	-	**$31,370**
8.	**Plumbing Fixtures**	Drinking fountains are hi-low, non-chiller type.	Recommend installation of high efficient, low flow fixtures throughout the building.	2	ES	L			-	-	☑	-	☑	-	-	**$15,685**
10.	**Plumbing Fixtures**	Classrooms and Teachers Lounge Sinks are stainless steel, single compartment type.	Provide accessible fixtures.	2	ES	L			-	-	☑	-	☑	-	-	**$23,527**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - MECHANICAL																

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LONG TERM REPAIRS

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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 independent cooling or heating needs based on spacial requirements.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	2	ES	L			-	-	-	-	☑	-	-	**$47,054**
PAWTUCKETVILLE MEMORIAL ELEMENTARY SCHOOL - ELECTRICAL																
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.	The surface raceway is generally in good condition however there are some areas where it has been damaged and should be repaired.	3	ES	L			☑	-	-	-	-	-	-	**$13,724**
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.	The system appears to be well maintained. We would recommend updating to Cat 6 in the near future.	2	OB	L			-	-	-	-	-	☑	-	**$235,272**
															TOTAL PAWTUCK LONG TERM	**$476,721**
REILLY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
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.	-	-	-	-	-	-	☑	-
7.	**Roof Assembly and Flashing**															
	- 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		-	-	-	☑	-	-	☑	**$2,400**
REILLY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
18.	**Performing Arts - Stage**	(Programmed as Music Classroom)														
	- 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.		-	-	-	-	-	-	-	**$15,250**
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.	3-2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
REILLY ELEMENTARY SCHOOL - FIRE PROTECTION																
1.	**Cross Connection Prevention**	There is no Sprinkler or Standpipe Systems in the building.	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	-	-	L			☑	-	-	☑	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System	Recommend building be fully sprinklered including attic.	-	-	L			☑	-	-	☑	-	-	-	**$370,645**
REILLY ELEMENTARY SCHOOL - MECHANCIAL																
3.	**Air Handling Unit Systems**	There are a total of (4) heating and ventilation units located within mechanical 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 mechanical 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 serviceable 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.	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.	2	ES	L			☑	-	-	-	☑	-	-	**$296,516**
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required including within unit ventilators.	2	ES	L			-	-	-	-	☑	-	-	**$44,477**
REILLY ELEMENTARY SCHOOL - ELECTRICAL																
11.	**Communication / Clock System**	The paging, intercom and clock system is functioning properly. The system is manufactured by TOA. The telephone system is present and appears to be in good working order.	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.	3	ES	L			-	-	-	-	-	☑	-	**$148,258**

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3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

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															TOTAL REILLY LONG TERM	$885,546
SHAUGHNESSY ELEMENTARY SCHOOL - BUILDING EXTERIOR																
7.	**Roof Assembly and Flashing**															
	- 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)	Immed. repair scope under maint. budget	-	-	☑	☑	-	-	-	**$281,750**
SHAUGHNESSY ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	ES	L	-	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.	-	-	-	-	-	-	☑	-
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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
11.	**Art Classrooms**	Room A211 designed as a science lab, currently programmed for Art.														
	- Finish Materials	VCT flooring, GWB walls, sloped tectum ceilings with exposed roof structure all in good condition	Paint interior GWB surfaces.	3	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	-
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	ES	L	40 LF		-	-	-	☑	-	-	☑	**$620**
18.	**Performing Arts - Stage**															
	- 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.		-	☑	-	-	-	-	-	**$15,250**
26.	**Cafeteria**	Room B101 Cafetorium														
	- Finish Materials	VCT flooring, GWB walls, tectum at sloped ceilings, exposed structure.	Paint GWB and exposed structure.	3	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	-
SHAUGHNESSY ELEMENTARY SCHOOL - PLUMBING																
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.	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.	4	ES	L			☑	-	-	-	☑	-	-	**$47,939**

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LONG TERM REPAIRS

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4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	Clear any debris around roof drain domes.	3	ES	L			-	-	-	☑	-	-	-	**$800**
SHAUGHNESSY ELEMENTARY SCHOOL - MECHANICAL																
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 mechanical 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.	It is recommended that the boilers are serviced and inspected on yearly basis for general maintenance. The pumps appear to be reaching the end of their serviceable 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.	2	ES	L			-	-	-	-	☑	-	-	**$38,351**
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.	It is recommended that the exhaust fans have their motor bearings and shafts lubricated and aligned. 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.	2	ES	L			-	-	-	-	☑	-	-	**$23,969**
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	2	ES	L			-	-	-	-	☑	-	-	**$57,526**
SHAUGHNESSY ELEMENTARY SCHOOL - ELECTRICAL																
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.	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 non-tamper proof receptacles in Pre-K should be addressed.	3	ES	L			☑	-	-	-	-	-	-	**$33,557**

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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.	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.	3	ES	L			☑	-	-	-	-	-	-	**$31,959**
8.	**Life Safety (Lighting)**	Emergency lighting and exit signs are fed from the emergency generator.	Emergency lighting is not separated from optional stand-by loads per current electrical code, however was code compliant at the time of installation.	3	ES	L			☑	-	-	-	-	-	-	**$7,990**
															TOTAL SHAUGHN LONG TERM	**$539,710**
WASHINGTON ELEMENTARY SCHOOL - SITE																
4.	**Vehic. & Pedestrian Circulation**															
	- 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	S-L		Under maint. budget.	☑	☑	-	-	-	-	-	**-**
WASHINGTON ELEMENTARY SCHOOL - BUILDING INTERIOR																
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	ES	L			-	-	☑	☑	-	-	-	**$3,200**
2.	**Corridors**															
	- 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	S-L		Costs under reno estimate	-	☑	-	-	-	-	-	**-**
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.	-	☑	-	-	-	-	-	**$207,625**
9.	**General Purpose Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	**-**
13.	**SPED Classrooms**															

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3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

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	- 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	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
	- Casework	Storage closet shelves required some repair.	Repair/replace wood shelves	2	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
WASHINGTON ELEMENTARY SCHOOL - FIRE PROECTION																
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System.	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	-	-	L			☑	-	-	☑	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System.	Recommend building be fully sprinklered including attic.	-	-	L			☑	-	-	☑	-	-	-	**$182,160**
WASHINGTON ELEMENTARY SCHOOL - ELECTRICAL																
6.	**Emergency Power**	N/A	Recommend installing an emergency generator.	-	-	L			☑	-	-	-	-	-	-	**$36,432**
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.	The system appears to be well maintained. We would recommend wireless access points be installed.	3	ES	L			-	-	-	-	-	☑	-	**$27,324**
															TOTAL WASHINGTON LONG TERM	**$464,741**

MIDDLE, K-8 AND ROGERS SCHOOLS

BUTLER MIDDLE SCHOOL - BUILDING INTERIOR																
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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
BUTLER MIDDLE SCHOOL - MECHANICAL																
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 galvanized 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.	It is recommended that maintenance 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 serviceable 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.	2	ES	L			-	-	-	-	☑	-	-	**$43,457**

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LONG TERM REPAIRS

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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.	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 serviceable 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. Pump insulation should be replaced as it appears to have fallen off or removed.	2	ES	L			-	-	-	-	☑	-	-	**$47,079**
3.	**Air Handling Unit Systems**	Locker rooms are tempered through a gas fired roof top unit which appears to be original. Unit appears to be non-operational & completely covered in rust. Unit is the only method of heat or ventilation for the space. The interior rms. such as the art, tech center, & large group areas like media center, admin., Band, Stage & Audit. are heated, ventilated, & air conditioned by use of indoor air handling units. Several indoor mech. rooms house these units. Each equipped w/ a supply fan, H.W. coil, chilled water coil, filter section, and a duct mtd. return air fan. Each of these units appeared to be in fair condition however, condensation was forming on some of the diffusers. Spaces associated w/ these units utilized clg. mounted diffusers for supply & clg. or wall mtd. registers for return. The Gym had indoor AHU's located high within the space. These two units had a H.W. coil, supply fan, and filter section. Units assoc. ductwork exposed & high w/in the space & utilizes duct mtd. diffusers. Kitchen is provided w/ a hood w/ make up air directly connected to it, as well as clg. diffusers. Make up air for this space isby a gas fired roof unit. Section of Cafe has clg. mtd. diffusers which appear to be fed from a roof top heating and vent. unit. Unit did not appear to have a cooling section assoc. w/ it but, the Cafe does have wall mtd. unit vents along the ext. wall, units have chilled & H.W. coils for cooling. Units appear to be reaching end of serviceable life.	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.	2	ES	L			-	-	-	-	☑	-	-	**$120,715**
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	2	ES	L			-	-	-	-	☑	-	-	**$57,943**

BUTLER MIDDLE SCHOOL - ELECTRICAL

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LONG TERM REPAIRS

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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 seems to be at the end of its life. The problematic transformer serves panel "PLK"	Life of system is same as service equipment. The 112.5 KVA transformer serving panel "PLK" should be replaced immediately.	3	ES	L			-	-	-	-	☑	-	-	**$28,972**
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.	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.	3	ES	L			☑	-	-	-	☑	-	-	**$33,800**
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.	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.	3	ES	L			☑	-	☑	-	-	-	-	**$24,143**
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.	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.	3	ES	L			-	-	-	-	-	☑	-	**$48,286**
11.	**Data Systems**	The data system is in good condition. Cat 6 wiring has recently been installed. Each classroom typically contains six data drops.	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.	3	ES	L			-	-	-	-	-	☑	-	**$72,429**
															TOTAL BUTLER LONG TERM	**$476,824**
DALEY MIDDLE SCHOOL -BUILDING EXTERIOR			**NOTE DALEY IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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		-	-	-	☑	-	-	-	**$12,000**
DALEY MIDDLE SCHOOL - BUILDING INTERIOR																

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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	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
18.	**Performing Arts - Stage**															
	- 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		-	☑	-	-	-	-	-	**$15,250**
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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
DALEY MIDDLE SCHOOL - PLUMBING																
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.	Investigate main mechanical room drainage system, rod, flush, clean and repair.	3	ES	L			-	-	-	-	☑	-	-	**$10,096**
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.	Clean debris from all roof drains and modify sleepers to facilitate roof drainage where necessary.	3	ES	L			-	-	-	-	☑	-	-	**$9,839**
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.	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.	3	ES	L			-	-	☑	-	☑	-	-	**$447,240**

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DALEY MIDDLE SCHOOL - ELECTRICAL																
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.	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.	2	ES	L			☑	-	-	-	-	-	-	**$16,772**
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.	Circuits should be separated by load type and TVSS should be added to panels that serve computer equipment.	2	ES	L			-	-	-	-	☑	-	-	**$83,858**
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.	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.	2	ES	L			☑	-	-	-	-	-	-	**$97,834**
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.	Additional lighting control devices should be installed where only local line voltage switches are utilized for energy savings.	2	ES	L			-	-	☑	-	-	-	-	**$33,543**
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.	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.	3	ES	L			-	-	-	-	-	☑	-	**$83,858**
															TOTAL DALEY LONG TERM	**$810,289**
ROBINSON MIDDLE SCHOOL - SITE			**NOTE ROBINSON IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
5.	**Fascia, Trim, Soffits & Overhangs**															

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3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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.	-	-	-	-	-	-	☑	-
7.	**Roof Assembly and Flashing**															
	- 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	-	-	☑	☑	-	-	-	**$400,000**
ROBINSON MIDDLE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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.	-	-	-	-	-	-	☑	-
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	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	-
18.	**Performing Arts - Stage**															
	- 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		-	☑	-	-	-	-	-	**$15,250**
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.	2-3	ES	L	550 SF windows, 300 SF VCT		-	-	-	☑	-	-	☑	**$20,250**
ROBINSON MIDDLE SCHOOL - PLUMBING																

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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.	Recommend installation of high efficient, low flow fixtures throughout the building. Provide backflow preventers at mop closet soap dispensers.	3	ES	L			-	-	☑	-	☑	-	-	**$198,362**
ROBINSON MIDDLE SCHOOL - ELECTRICAL																
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.	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	3	ES	L			☑	-	-	-	-	-	-	**$49,591**
															TOTAL ROBINSON LONG TERM	**$683,453**
STOKLOSA MIDDLE SCHOOL - SITE																
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 functional if LPS has interest in putting irrigation to use.	2	ES	S-L	-	Under maint. budget.	-	-	-	-	☑	-	-	**-**
STOKLOSA MIDDLE SCHOOL - BUILDING EXTERIOR																
3.	**Entrance Systems**															
	- 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		-	-	-	☑	-	-	☑	**$900**
7.	**Roof Assembly and Flashing**															
	- 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		-	-	-	-	-	-	☑	**$2,700**
STOKLOSA MIDDLE SCHOOL - BUILDING INTERIOR																
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		-	☑	-	-	-	-	☑	**$2,500**
21.	**Gymnasium**															

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	- 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	ES	L	four return grilles @ corners		-	-	-	☑	-	-	☑	**$1,968**
25.	**Locker Area Bathrooms**															
	- 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.		-	-	-	-	-	-	☑	**$4,100**
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.	3	ES	L	carpet tiles 1200 sf		-	-	-	☑	-	-	☑	**$8,400**
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	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	**-**
STOKLOSA MIDDLE SCHOOL - PLUMBING																
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.	New high efficiency condensing heaters could be installed to increase efficiency.	3	ES	L			-	-	☑	-	☑	-	-	**$26,366**
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 gooseneck 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.	Fixture components could be replaced with high-efficiency components to reduce water consumption.	3	ES	L			-	-	☑	-	☑	-	-	**$105,465**

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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.	System appears to be in working order. Install automatic gas valve interlocked with kitchen hood.	3	ES	L			☑	-	-	-	-	-	-	**$9,492**
STOKLOSA MIDDLE SCHOOL - MECHANICAL																
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 galvanized sheet metal and is insulated with what appears to be calcium silicate, 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.	It is recommended that maintenance 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 expansion tank.	2	ES	L			-	-	-	-	☑	-	-	**$6,170**
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.	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.	2	ES	L			-	-	-	-	☑	-	-	**$2,373**

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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 independent cooling or heating needs based on spacial requirements.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance 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.	2	ES	L			-	-	-	-	☑	-	-	**$25,312**
STOKLOSA MIDDLE SCHOOL - ELECTRICAL																
4.	**Interior Lighting**	Lighting, in general, is high efficiency fluorescent type. There are some decorative metal halide fixtures such a s the 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.	The metal halide fixtures should be replaced with high efficiency fluorescent or LED type. The lighting control system programming needs to be completed/corrected.	3	ES	L			-	-	☑	-	☑	-	-	**$94,919**
															TOTAL STOKLOSA LONG TERM	**$290,664**
SULLIVAN MIDDLE SCHOOL - BUILDING EXTERIOR																
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 efflorescence is occurring.	Remove efflorescence from masonry.	3	ES	L	2000 SF		-	-	-	-	-	-	-	**$13,500**
7.	**Roof Assembly and Flashing**															
	- 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		-	-	☑	☑	-	-	-	**$600,250**
SULLIVAN MIDDLE SCHOOL - BUILDING INTERIOR																
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	ES	L	-	Under maint. budget.	-	☑	-	-	-	-	☑	-

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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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	3	ES	L	750 SF		-	-	-	☑	-	-	☑	**$5,250**
	- 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		-	-	-	☑	-	-	☑	**$310**
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.	3	ES	L	450 SF		-	-	-	☑	-	-	☑	**$3,150**
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.	3	ES	L	250 SF		-	-	-	☑	-	-	☑	**$1,750**
SULLIVAN MIDDLE SCHOOL - PLUMBING																
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.	Replace plumbing fixtures with water conserving ADA accessible fixtures when the failure rate is significant. Provide metering type faucet for all lavatories	3	ES	L			-	-	☑	-	☑	-	-	**$388,852**
SULLIVAN MIDDLE SCHOOL - MECHANICAL																
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required.	2	ES	L			-	-	☑	☑	☑	-	-	**$145,820**
SULLIVAN MIDDLE SCHOOL - ELECTRICAL																

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4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T5 lamps. The fixtures are in good condition. 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.	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.	2	ES	L			-	-	-	-	☑	-	-	**$29,164**
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.	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.	3	ES	L			☑	-	-	-	-	-	-	**$48,607**
11.	**Data Systems**	Data wiring is CAT 6 and has been added as required to serve the technology needs.	The system appears to be well maintained. We would recommend wireless access points be installed.	3	ES	L			-	-	-	-	-	☑	-	**$72,910**
															TOTAL SULLIVAN LONG TERM	**$1,309,562**
WANG MIDDLE SCHOOL -BUILDING EXTERIOR			**NOTE WANG IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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 efflorescence is occurring.	Remove efflorescence from masonry.	3	ES	L	700 SF		-	-	-	☑	-	-	☑	**$4,725**
7.	**Roof Assembly and Flashing**															
	- 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	-	-	☑	☑	-	-	-	**$600,250**
WANG MIDDLE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- 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.	-	-	-	-	-	-	☑	-
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	ES	L	-	Under maint. budget.	-	-	-	-	-	-	☑	-
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 damaged. Further investigation is required to determine source of stained tiles and organic growth.	3	ES	L	-	Under maint. budget.	☑	-	-	☑	-	☑	☑	-
29.	**Nurse & Health**															

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	-
30.	**Admin. Office Area**															
	- 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		-	-	-	☑	-	-	☑	**$310**
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.	3	ES	L	450 SF		-	-	-	☑	-	-	☑	**$3,150**
WANG MIDDLE SCHOOL - FIRE PROECTION																
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.	Install caps on fire department connection.	3	ES	L			☑	-	-	-	-	-	-	**$350**
WANG MIDDLE SCHOOL - 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	Replace valves with corrosion to maintain working order.	3	ES	L			-	-	-	-	☑	-	-	**$14,361**
4.	**Sanitary Waste and Vent System**	Gas vents on roof are to close to intakes.	Gas vents shall be modified to comply with plumbing code requirements.	3	ES	L			☑	☑	-	-	-	-	-	**$5,632**
12.	**Plumbing Fixtures**	Classrooms and Teachers Lounge Sinks are stainless steel, single & double compartment type.	Provide accessible fixtures.	2	ES	L			-	-	☑	-	☑	-	-	**$16,896**
WANG MIDDLE SCHOOL - MECHANICAL																
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 and are in fair condition.	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.	2	ES	L			-	-	-	-	☑	-	-	**$70,398**
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required.	2	ES	L			-	-	-	-	☑	-	-	**$140,796**
WANG MIDDLE SCHOOL - ELECTRICAL																
2.	**Distribution System**	The feeders and subpanels are in good condition. There is no TVSS installed on any of the sub-panels. Electrical sub-panels are typically installed in dedicated electrical rooms.	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 safety issue.	2	ES	L			☑	-	-	-	-	-	-	**$28,159**

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
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4.	**Interior Lighting**	Lighting has been upgraded with electronic ballasts and T8 lamps. The fixtures are in good condition. 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.	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 obsolete.	2	ES	L			-	-	-	-	☑	-	-	**$112,637**
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.	The generator has been well maintained, however the life expectancy may be reduced based on the atmosphere 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.	3	ES	L			☑	-	-	-	-	-	-	**$46,932**
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is fed from the emergency generator.	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.	3	ES	L			☑	-	-	-	-	-	-	**$3,520**
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.	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 integrity of category 6 data transmission speeds. There were a number of damaged data outlets that should be repaired.	2	ES	L			-	-	-	-	-	☑	-	**$42,239**
															TOTAL WANG LONG TERM	**$1,090,354**
BARTLETT COMMUNITY PARTNERSHIP - SITE																
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	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		-	-	-	☑	-	-	☑	**$36,750**

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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 contair	3	ES	L	one container		-	-	-	-	-	-	☑	**$750**
BARTLETT COMMUNITY PARTNERSHIP - BUILDING INTERIOR																
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.	3	ES	L	50 sf		-	-	-	☑	-	-	☑	**$75**
9.	**General Purpose Classrooms**	There are two (2) stages - one at the cafetorium and one at the gymnasium.														
	- 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.	-	-	-	☑	-	☑	☑	**$630**
10.	**Science Classrooms**															
	- Lab Benches	Solid surface top and wood veneer benches. Few lock hardware are broken.	Replace damaged hardware.	2-3	-	L	-	Under maint. budget.	-	-	-	☑	-	☑	☑	-
13.	**SPED Classrooms**															
	- 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.	-	-	-	-	-	☑	-	-
24.	**Locker Rooms**	Note - locker rooms appear to not be in use at this time and are being used for storage & other program.														
	- 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.	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.	-	-	-	☑	-	-	☑	**$7,200**
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	ES	L	mosaic-10 sf and SGFT-5 sf	Prep. & paint plaster under maint. budget.	-	-	-	☑	-	-	☑	**$335**

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	- 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.	2	ES	L	(9) stalls @ 36 sf each = 324 sf		-	-	-	☑	-	-	☑	**$2,187**
32.	**SPED Office Areas**															
	- 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.	-	-	-	☑	-	☑	☑	**-**
36.	**Mechanical & Service**															
	- 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	ES	L	1480 sf for mech. areas		-	-	-	☑	-	-	☑	**$4,070**
	- 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	-		-	-	-	☑	-	-		**-**
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	ES	L	345 sf		-	-	-	☑	-	-	☑	**$950**
BARTLETT COMMUNITY PARTNERSHIP - 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.	Equipment is in good condition. Provide protection in gymnasium.	3	ES	L			☑	-	-	☑	-	-	-	**$24,000**
BARTLETT COMMUNITY PARTNERSHIP - 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.	Replace valves with corrosion to maintain working order.	3	ES	L			-	-	-	-	☑	-	-	**$8,029**
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	Clean debris from roof drain domes.	3	ES	L						☑				**$800**

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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.	Recommend installation of high efficiency, low flow fixtures throughout the building. Provide backflow preventers at mop closet soap dispensers.	3	ES	L			-	-	☑	-	☑	-	-	**$191,172**
BARTLETT COMMUNITY PARTNERSHIP - MECHANICAL																
2.	**Cooling Plant**	There is no cooling plant associated with this building. The only method of air conditioning is residential style window air conditioners.	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.	2	ES	L			-	-	-	-	☑	-	-	**$358,448**
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 and are in fair condition.	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.	2	ES	L			-	-	-	-	☑	-	-	**$71,690**
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.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required.	2	ES	L			-	-	-	-	☑	-	-	**$40,146**
BARTLETT COMMUNITY PARTNERSHIP - ELECTRICAL																
2.	**Distribution System**	The feeders and subpanels are in good condition. There is no TVSS equipment protecting any of the panels. The panels are located within dedicated electrical closets and in public spaces.	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 computer lab. The room is not properly vented and is extremely hot.	2	ES	L			-	-	-	-	☑	-	-	**$71,690**

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				SEE LEGEND					EVALUATION CRITERIA							
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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.	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.	2	ES	L			☑	-	-	-	-	-	-	**$16,728**
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.	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.	3	ES	L			☑	-	-	-	☑	-	-	**$30,000**
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.	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.	3	ES	L			☑	-	-	-	-	-	-	**$138,600**
11.	**Data Systems**	The data system consists 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.	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.	3	ES	L			-	-	-	-	-	☑	-	**$2,868**
															TOTAL BARTLETT LONG TERM	**$1,007,116**
PYNE ARTS SCHOOL - SITE																
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.	☑	-	-	-	-	-	-	**-**
PYNE ARTS SCHOOL - BUILDING EXTERIOR																
2.	**Windows**															
	- 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		-	-	☑	☑	☑	-	☑	**$1,688**
PYNE ARTS SCHOOL - BUILDING INTERIOR																

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LONG TERM REPAIRS

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9.	**General Purpose Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	-
10.	**Science Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	-
11.	**Art Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	-
16.	**Specialized Clsrms. (Indicate Type)**	Drama Classroom 017														
	- 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.	-	-	-	☑	-	-	☑	-
18.	**Performing Arts - Stage**															
	- 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		-	☑	-	-	-	☑	-	**$15,250**
PYNE ARTS SCHOOL - FIRE PROTECTION																
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.	Building should be updated to current NFPA requirements.	3	N	L	-		☑	-	-	☑	-	-	-	**$23,689**
PYNE ARTS SCHOOL - MECHANICAL																
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 vegetative growth in close proximity, this is not code compliant and should be removed.	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 quarterly per year. Vegetative growth along the outside perimeter of the building near the outside air louvers should be removed.	2	ES	L			-	-	-	-	☑	-	-	**$3,159**
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 and are in fair condition however, some do require replacement.	Motor bearings and shafts should be lubricated, as well as, belt replacement on a yearly basis. Replace fans that are not functioning or damaged.	2	ES	L			-	-	-	-	☑	-	-	**$35,533**

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LONG TERM REPAIRS

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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 independent cooling or heating needs based on spacial requirements.	It is recommended that chemical treatment of the piping system should occur on a yearly basis as part of a maintenance plan or contract. Provide fiberglass insulation on all piping where required. Also, general maintenance on all circulators should be provided on a yearly basis.	2	ES	L			-	-	-	-	☑	-	-	**$78,963**
PYNE ARTS SCHOOL - ELECTRICAL																
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.	It is recommended to reduce the amount of light fixtures in classrooms. Also install daylight dimming throughout the facility.	3	ES	L			-	-	☑	-	☑	-	-	**$118,445**
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.	The system appears to be well maintained. We would recommend wireless access points be installed in corridors.	3	ES	L			-	-	-	-	-	☑	-	**$59,222**
															TOTAL PYNE LONG TERM	**$335,948**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - SITE			**NOTE ROGERS IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN**													
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		-	-	-	☑	-	-	☑	**$23,490**
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)		-	-	-	☑	-	-	-	-
15.	**Site Furniture & Accessories**															
	- 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.	-	-	-	-	-	-	☑	-

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ROGERS PRE-K / LPS ADMINISTRATION OFFICES - BUILDING INTERIOR																
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	ES	L	1000 sf terr., 16000 sf ACT	Paint, CT under maint. budget.	-	-	-	☑	-	-	☑	**$76,400**
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 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	2	ES	L	2500 sf	-	-	-	☑	-	-	☑	**$35,000**
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%)	-	-	-	-	-	-	☑	**$8,250**
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.	2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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.	2	ES	L	-	Under maint. budget.	-	-	-	☑	-	-	☑	**-**
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		ES	L	1504 sf	-	-	-	☑	-	-	☑	**$7,000**
	- 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		-	☑	-	-	-	-	-	**$15,250**
21.	**Gymnasium**															
	- 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	-	-	-	-	-	-	☑	**$15,000**
24.	**Locker Rooms**	Note locker rooms currently being used as storage areas.														

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	- 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 benches same condition as locker room.	Refinish wood benches. Replace dented end panels.	3	ES	L	-	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		ES	L	450 sf	-	-	-	☑	-	-	☑	**$6,300**
33.	**Student Toilets**															
	- 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	ES	L	250 sf SGFT	GWB under maint. budget.	-	-	-	-	-	-	☑	**$8,750**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - PLUMBING																
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.	Provide new high efficiency condensing heaters.	3	ES	L			-	-	-	☑	-	-	-	**$39,125**
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.	Replace plumbing fixtures with high-efficiency fixtures to reduce water consumption. Replace damaged fixtures. Install backflow protection at mop closet soap dispensers.	3	ES	L			-	-	-	-	-	-	-	**$156,500**
ROGERS PRE-K / LPS ADMINISTRATION OFFICES - 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	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.	3	ES	L			☑	-	-	-	-	-	-	**$16,768**

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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.	The metal halide fixtures in the cafetorium should be replaced with high efficiency fluorescent or LED type.	3	ES	L			-	-	☑	-	☑	-	-	**$30,000**
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.	System is in good working order. No issues reported from the custodial staff. Wireguards should be added to the gymnasium exit signs.	3	ES	L			-	-	-	-	-	-	-	**$1,397**
															TOTAL ROGERS LONG TERM	**$439,230**

HIGH SCHOOL FACILITIES

NOTE LOWELL H.S. IS ONE OF THE SCHOOLS CALLED TO RECEIVE A MAJOR RENOVATION & ADDITION AS PART OF THE MASTER PLAN

L.H.S. FRESHMAN ACADEMY

L.H.S. FRESHMAN ACADEMY - SITE

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 interrupted with brick pavers at 2 entrances and in front of flag poles.	Consider making entrances accessible	3	ES	L			-	☑	-	-	-	-	-	-

L.H.S. FRESHMAN ACADEMY - BUILDING EXTERIOR

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 coursed 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. Efflorescence 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	-	-	-	☑	-	-	☑	**$145,850**
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		-	-	-	☑	-	-	☑	**$173,565**
	- 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			-	-	☑	☑	-	-	-	**With above**
12.	**Decorative Items or Features**															
	- Types and Locations	Keystones, granite sills and foundations. 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		-	-	-	☑	-	-	☑	-

L.H.S. FRESHMAN ACADEMY - BUILDING INTERIOR

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OMR Project # 1308.00

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LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
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	-	ES	L	1000sf		-	-	-	-	-	-	☑	**$3,900**
	- 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.		-	-	-	-	-	☑	-	**$15,000**
	- 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		-	☑	-	-	-	-	-	**$5,600**
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	ES	L	ACT 4000 sf		-	-	-	-	-	-	☑	**$15,600**
8.	**Science Classrooms**															
	- Finish Materials	Same as a typical classroom	Repair or replace any damaged or stained materials	3	ES	L	refer to typ. clsrm.	cost in typ. classrm	-	-	-	☑	-	-	☑	-
14.	**Performing Arts - Stage**															
	- Stage Accessibility	Non-conforming ramp.	Modify ramp	2	ES	L	Allow.		-	☑	-	-	-	-	-	**$7,500**

L.H.S. 1922 BUILDING - KOULOHERAS

LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - BUILDING EXTERIOR

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 Allow.	*Condition 1 at some locations	-	-	-	-	-	-	☑	**$20,000**

LOWELL HIGH SCHOOL - 1922 BUILDING (KOULOHERAS) - BUILDING INTERIOR

5.	**Elevators & Lifts**															
	- 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		-	-	-	☑	-	-	-	**$8,500**
7.	**General Purpose Classrooms**															
	- 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	S-L			-	-	-	-	-	☑	-	**$44,800**
9.	**Art Classrooms**															

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	- 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.	-	-	-	-	-	☑	-	-
13.	**Specialized Clsrms. (Indicate Type)**															
	- Finish Materials	Home Economics, Sewing, Sheet vinyl floors, plaster/GWB walls and ACT ceilings.	Replace damaged items	2	OB	L			-	-	-	☑	-	-	☑	**$57,500**
	- Casework	misc. poor quality.	Replace	1	OB	L			-	-	-	-	-	-	-	**$10,000**
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	ES	L		Costs under renovation estimate.	-	☑	-	-	-	-	-	-
	- 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 maintenance issue	2	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
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	ES	L	add 2nd stair		-	☑	-	-	-	-	-	**$500,000**

L.H.S. 1980 BUILDING - LORD

LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - SITE

4.	**Vehicle. & Pedestrian Circulation**															
	- Pedestrian Ramp Locations and Materials	Pedestrian ramp located on east side at service entry [11]	Some minor cracking of wall caps. Seal crac	2	ES	L		Under maint. budget.	-	-	-	☑	-	-	-	-
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 damag	2	ES	L	100 LF 6 ft high		-	-	-	☑	-	-	☑	**$4,500**
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.	-	-	-	-	-	-	☑	-

LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - BUILDING EXTERIOR

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Lowell Public Schools - Comprehensive Facilities Assessment
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3.	**Entrance Systems**															
	- 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/S	4 Pr.		-	-	-	☑	-	-	☑	**$14,520**
	- 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	☑	-	-	-	-	-	-	**$10,000**
4.	**Exterior Doors**															
	- Materials	Painted hollow metal .	Repaint as required	2	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
LOWELL HIGH SCHOOL - 1980 BUILDING (LORD) - BUILDING INTERIOR																
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 maintenance.	ES	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
2.	**Corridors**															
	- 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		-	☑	-	☑	-	-	-	**$8,400**
	- 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.	-	-	-	-	-	-	☑	-
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	2	Varies N to ES	L	2500 SF ACT	Some stains on ceilings	-	-	-	☑	-	-	☑	**$9,750**
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	2	ES	L	With gen. purpose classrms		-	-	-	☑	-	-	☑	-
	- 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		-	-	-	☑	-	-	☑	**$18, 500**
	- Lab Benches	Stained wood with black epoxy tops	Same as casework	2 to 3	ES	L	400 LF		-	-	-	☑	-	-	☑	**$74,000**
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	ES	L	With gen. purpose classrms		-	-	-	-	-	-	☑	-
12.	**SPED Classrooms**															
	- Finish Materials	Level of finish is similar to General purpose classrooms	Replace some broken or stained ceiling tile	2	ES	L	With gen. purpose classrms		-	-	-	☑	-	-	☑	-
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	ES	L	500 SF	Stains on reading area ceiling	-	-	-	-	-	☑	-	**$2,375**

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	- 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		-	-	-	-	-	☑	-	**$6,000**
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	ES	L	100 SF tile		-	-	-	☑	-	-	☑	**$1,600**

L.H.S. BOILER PLANT

LOWELL HIGH SCHOOL - BOILER PLANT - BUILDING EXTERIOR

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		-	-	-	☑	-	-	☑	**$3,675**
6.	**Sealants & Expansion Joints**															
	- Materials	Limited use; around windows, doors and louvers only.	Confirm condition of joints and repair and /or replace as required	2	ES	L	Allow 1000 lf		-	-	☑	☑	-	-	☑	**$4,000**
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		-	-	-	☑	-	-	☑	**-**

LOWELL HIGH SCHOOL - BOILER PLANT - BUILDING INTERIOR

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 appropriate repair work should be done. Assign an allowance amount to cover this work. Also the equipment which is not in use should be removed	2	ES	L	Allow.		-	-	-	☑	-	-	☑	**$20,000**

L.H.S. OVERALL CAMPUS

LOWELL HIGH SCHOOL - PLUMBING

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.	Remove water heater if more space is required.	3	ES	L			-	-	-	-	☑	-	-	**$2,000**

LOWELL HIGH SCHOOL - ELECTRICAL

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.	The service is only at 50% life, however, the second switchboard used for distribution at 120/208 volt, 3 phase needs replacement.	1	OB	L			-	-	-	☑	-	-	-	**$805,149**

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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.	The fixtures are in fair condition. Replacement of fixtures should be done as areas are reconfigured or renovated.	3	ES	L			-	-	-	-	-	-	☑	**$3,220,596**
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.	The fixtures are in fair condition. Replacement of fixtures should be done as areas are reconfigured or renovated.	3	ES	L			-	-	-	-	-	-	☑	**$556,548**
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.	The fixtures are in fair condition. Replacement of fixtures should be done as areas are reconfigured or renovated.	3	ES	L			-	-	-	-	-	-	☑	**$15,000**
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.	The data system should be updated as a continuing operations program. It appears that it is presently in a continuous updating stage.	2	ES	L			-	-	-	-	-	☑	-	**$1,610,298**
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.	The data system should be updated as a continuing operations program. It appears that it is presently in a continuous updating stage.	2	ES	L			-	-	-	-	-	☑	-	**$278,274**
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.	The data system should be updated as a continuing operations program. It appears that it is presently in a continuous updating stage.	2	ES	L			-	-	-	-	-	☑	-	**$7,500**

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															TOTAL HIGH SCHOOL LONG TERM	$7,662,000
ALTERNATIVE & DAY FACILITIES																
CARDINAL O'CONNELL - BUILDING INTERIOR																
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.		-	☑	-	-	-	☑	-	**$207,625**
9.	**General Purpose Classrooms**															
	- 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.	-	-	-	☑	-	-	☑	**-**
13.	**SPED Classrooms**	Located on 2nd floor.														
	- 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.	-	-	-	☑	-	-	☑	**-**
28.	**Teacher Workroom & Staff Areas**															
	- Visual Display Surfaces	Chalk board in poor condition	Replace worn chalk boards with marker boards.	1	ES	L		Under maint. budget.	-	-	-	☑	-	☑	-	**-**
CARDINAL O'CONNELL - FIRE PROTECTION																
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	-	-	L			☑	☑	-	-	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System	Recommend building be fully sprinklered including attic.	-	-	L			☑	-	-	-	-	-	-	**$119,945**
CARDINAL O'CONNELL - PLUMBING																
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.	Insulate hot water piping.	3	ES	L		-	-	-	☑	☑	☑	-	-	**$7,197**
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	Clear any debris around roof drain domes.	3	ES	L		-	-	-	-	☑	-	-	-	**$720**
CARDINAL O'CONNELL - ELECTRICAL																
6.	**Emergency Power**	There is no emergency power.	We would recommend a generator be installed.	-	-	L			☑	-	-	-	-	-	-	**$47,978**

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Lowell Public Schools - Comprehensive Facilities Assessment
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OMR Project # 1308.00

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2 - Fair - Functions, Service Reqd.	OB - Obsolete	
3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	DESCRIPTION & GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	ACTION PRIOR.	QNTY. INFO.	OTHER NOTES	HEALTH & SAFETY	CODE COMPLIANCE	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	EST. REPAIR COST
															TOTAL CARDINAL LONG TERM	$391,465
LAURA LEE ALTERNATIVE SCHOOL - BUILDING INTERIOR																
2.	**Corridors**															
	- Finish Materials	Small areas of plaster wall and ceilings area damaged. Original stained wood floor is in good condition. 61" high stained 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.	2	ES	L	plaster 20 sf	Painting under maint. budget.	-	-	-	☑	-	-	☑	**$70**
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.		-	☑	-	-	-	-	-	**$207,625**
9.	**General Purpose Classrooms**															
	- Visual Display Surfaces	Original chalk boards are fair to poor condition. Many are damaged. Some are used as marker boards. Marker boards are overlaid on top of chalk boards.	Replace chalk boards with marker boards.	1	OB	L	allow.		-	-	-	-	-	☑	☑	**$4,000**
20.	**Media Center**															
	- 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	-	-	-	-	-	☑	☑	**-**
LAURA LEE ALTERNATIVE SCHOOL - FIRE PROTECTION																
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System.	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	N/A	N/A	L			☑	-	-	-	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System.	Recommend building be fully sprinklered including attic.	N/A	N/A	L			☑	-	-	-	-	-	-	**$77,240**
LAURA LEE ALTERNATIVE SCHOOL - MECHANICAL																
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.	AHU unit should be serviced (filters, belts, fans lubricated, refrigeration system inspected, etc.)	4	N	L			-	-	-	-	☑	-	-	**$3,000**
LAURA LEE ALTERNATIVE SCHOOL - ELECTRICAL																
6.	**Emergency Power**	There is no emergency power.	We recommend an emergency generator.	N/A	N/A	L										**$30,896**

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3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	System is in good working order. There was one damaged exit/emergency light damaged that should be addressed immediately.	3	ES	L			☑	-	-	-	-	-	-	**$1,931**
															TOTAL LAURA LEE LONG TERM	**$332,762**
LEBLANC THERAPEUTIC DAY SCHOOL - SITE																
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	-		☑	-	-	-	☑	-	-	**-**
	- 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	-		☑	-	-	-	☑	-	-	**-**
LEBLANC THERAPEUTIC DAY SCHOOL - 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.	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	-	-	L			☑	-	-	-	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No Sprinkler System.	Recommend building be fully sprinklered including attic.	-	-	L			☑	-	-	-	-	-	-	**$133,270**
LEBLANC THERAPEUTIC DAY SCHOOL - MECHANICAL																
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 galvanized 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.	Consider upgrading heating system to hot water heating. Until such time, continue steam boiler and condensate system maintenance.	2,3	N	L			-	-	☑	-	☑	-	-	**$47,977**
LEBLANC THERAPEUTIC DAY SCHOOL - ELECTRICAL																
6.	**Emergency Power**	N/A	We would recommend an emergency generator be installed.	-	-	L			☑	-	-	-	-	-	-	**$53,308**
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.	The system appears to be well maintained. We would recommend wireless access points be installed.	3	ES	L			-	-	-	-	-	☑	-	**$19,991**
															TOTAL LeBLANC LONG TERM	**$262,546**
MOLLOY ALTERNATIVE SCHOOL - SITE																
2.	**Parking**															

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3 - Good - Functional & Maintained		
4 - Excellent - New		

LONG TERM REPAIRS

				SEE LEGEND					EVALUATION CRITERIA							
	CATEGORY	**DESCRIPTION & GENERAL COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**AGE FACTOR**	**ACTION PRIOR.**	**QNTY. INFO.**	**OTHER NOTES**	**HEALTH & SAFETY**	**CODE COMPLIANCE**	**SUSTAIN - ABILITY**	**EXTENDING BLDG. LIFE**	**OPERATING EFFICIENCY**	**IMPACT ON LEARN. ENV.**	**AESTHETICS & APPEARANCE**	**EST. REPAIR COST**
	- 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.	-	☑	-	-	☑	-	-	-
MOLLOY ALTERNATIVE SCHOOL - BUILDING EXTERIOR																
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		☑	☑	-	-	-	-	☑	**$3,375**
MOLLOY ALTERNATIVE SCHOOL - BUILDING INTERIOR																
5.	**Elevators & Lifts**															
	- 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.		-	☑	-	-	-	-	-	**$207,625**
MOLLOY ALTERNATIVE SCHOOL - FIRE PROTECTION																
1.	**Cross Connection Prevention**	No Sprinkler or Standpipe System	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	-	-	L			☑	-	-	-	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No Sprinkler or Standpipe System	Recommend building be fully sprinklered including attic.	-	-	L			☑	-	-	-	-	-	-	**$102,725**
MOLLOY ALTERNATIVE SCHOOL - PLUMBING																
3.	**Sanitary Waste and Vent System**	Piping where visible is cast iron with no-hub coupling joints above ground. Piping is in fair condition.	Floor drains need immediate attention.	2	ES	L			-	-	-	☑	-	-	-	**$20,340**
4.	**Storm Drain System**	Piping where visible is cast iron with no-hub coupling joints. Roof drains appear to be in good condition.	Clear any debris around roof drain domes.	3	ES	L			-	-	-	☑	-	-	-	**$800**
MOLLOY ALTERNATIVE SCHOOL - MECHANICAL																
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.	Consider upgrading building to full DDC controls. Many terminal unit steam radiation heating controls were recently replaced and appear to be in good condition.	3	ES	L			-	-	☑	☑	☑	-	-	**$98,616**
MOLLOY ALTERNATIVE SCHOOL - ELECTRICAL																
6.	**Emergency Power**	There is no emergency generator.	We would recommend an emergency generator be installed.	-	-	L			☑	-	-	-	-	-	-	**$41,090**
															TOTAL MOLLOY LONG TERM	**$482,571**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - BUILDING INTERIOR																
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.		-	☑	-	-	-	-	-	**$207,625**

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9.	**General Purpose Classrooms**															
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards are overall 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.	-	-	-	-	-	☑	☑	**$7,500**
16.	**Specialized Clsrms. (Recreation room)**															
	- Visual Display Surfaces	Homasote tack boards installed over existing chalkboards are overall 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.	-	-	-	-	-	☑	☑	-
36.	**Mechanical & Service**															
	- Equipment Pads	Concrete pad in fair condition w/ rust staining.	Clean and seal pad.	2	ES	L		Under maint. budget.	-	-	-	☑	-	-	☑	-
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - FIRE PROTECTION																
2.	**Type of Sprinkler System**	The building is not protected by any type of sprinkler system.	Building shall be updated to current NFPA requirements if renovated.	1	OB	L			☑	☑	-	-	-	-	-	**$95,470**
RIVERSIDE ALTERNATIVE MIDDLE SCHOOL - ELECTRICAL																
6.	**Emergency Power**	There is no generator installed.	A new emergency generator is recommended.	-		L			☑	-	-	-	-	-	-	**$38,188**
7.	**Life Safety (Lighting)**	Exit signs are code compliant. Emergency lighting is code compliant.	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.	3	ES	L			☑	-	-	-	-	-	-	**$2,387**
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.	The system life expectancy is generally 15-20 years. System replacement should be considered in the near future.	2	ES	L			-	-	-	☑	-	-	-	**$47,735**
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.	The system appears to be well maintained. We would recommend wireless access points be installed in corridors.	3	ES	L			-	-	-	-	-	☑	-	**$14,321**
															TOTAL RIVERSIDE LONG TERM	**$413,225**
GREEN SCHOOL - ADULT EDUCATION CENTER - BUILDING EXTERIOR																
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	-	-	-	☑	-	-	☑	**$147,400**
2.	**Windows**															
	- Sills	Granite	See exterior wall cladding above	3	ES	L	-		-	-	-	☑	-	-	☑	
GREEN SCHOOL - ADULT EDUCATION CENTER - BUILDING INTERIOR																
8.	**Technology Class**															
	- 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	2	ES	L			-	-	-	☑	-	-	☑	**cost with typical classroom**

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GREEN SCHOOL - ADULT EDUCATION CENTER - FIRE PROTECTION																
1.	**Cross Connection Prevention**	No automatic sprinklers in the building.	Should Owner chose to sprinkler building or if proposed work exceeds thresholds to require building to be protected see estimated cost.	-	-	L			☑	-	-	-	-	-	-	**$8,000**
2.	**Type of Sprinkler System**	No automatic sprinklers in the building.	Recommend building be fully sprinklered including attic.	-	-	L			☑	-	-	-	-	-	-	**$114,425**
GREEN SCHOOL - ADULT EDUCATION CENTER - PLUMBING																
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.	Provide thermostatic mixing valve to control water temperature and prevent scalding.	3	ES	L			☑	-	-	-	-	-	-	**$3,433**
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.	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.	3	ES	L			-	-	-	☑	-	-	-	**$13,731**
4.	**Storm Drain System**	Piping where visible is cast iron with hub and spigot joints. Piping is fair condition. No evidence of damage.	Drainage piping can be utilized in future renovations provided it is sized properly. Recommend video inspection of any below slab piping scheduled for reuse.	3	ES	L			-	-	-	☑	-	-	-	**-**
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.	Relocate gas meter to exterior of building.	3	ES	L			☑	-	-	-	-	-	-	**$9,154**
GREEN SCHOOL - ADULT EDUCATION CENTER - ELECTRICAL																
6.	**Emergency Power**	There is no emergency power.	We recommend an emergency generator.	-	-	L			☑	-	-	-	-	-	-	**$45,770**
															TOTAL ADULT ED. LONG TERM	**$341,913**

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Capital Plan Procurement Options

Following are possible methodologies to assist the City with bundling and procuring the scope of work identified through the 10-year capital plan. These include MSBA and City of Lowell funding source categories, listed with respect to project size from major capital projects down to smaller repair needs. The City, through its partnership with the MSBA and its own budget allocation process, will need to establish the definitions and scheduling for specific bid packages. Note that the MSBA determines which program, if any, a school may fall into based on the Statement of Interest (SOI) submitted. Given the large overcrowding conditions throughout the District, the final strategy for submitting SOI's, and ultimately Lowell procurement, should be discussed with the MSBA prior to formalizing decisions.

MSBA School Building Grant Programs

A. MSBA Capital Pipeline – New Program Projects

Strategy – To address the projected overcrowding and benefit from available MSBA funding assistance for the schools identified in the master plan as major addition/renovation projects or new construction. These projects would be pursued through the MSBA Capital Pipeline, and would follow the Statement of Interest, feasibility, design, and construction procedures required by the MSBA. Procurement & delivery method for construction is CM at Risk or Design-Bid-Build as determined by the City in consultation with each project's OPM and Design Team.

Middle, K-8 and Rogers Schools
Daley Middle School addition & renovation
Robinson Middle School addition & renovation
Rogers K/Administration Building conversion to PK-8
Wang Middle School addition & renovation
New PK-8 School

High School
Lowell High School additions & renovations

B. MSBA Capital Pipeline – Major Repair Program

Strategy – Benefit from available MSBA funding for schools that do not anticipate need for an addition/renovation to address overcrowding, but still require substantial repair. The Major Repair program can be applied where scope is significant, but is limited to repair/renovation without educational programming impacts. Projects are more complex, need more time, require a CM or GC and involve more trades than under the accelerated program noted below. They follow typical MSBA New Program process & delivery. The MSBA typically allows only one (1) major repair project at any one time, but this may be negotiable based on need and should be discussed with the MSBA. The following schools have the greatest acute repair needs and may be eligible as a major repair – all have short term repairs of at least $4M. The Moody and Washington Schools are shown

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at the end of the major repair group as requested by the District - both recently had roof, window and boiler replacements performed.

Elementary Schools
Bailey Elementary School
Greenhalge Elementary School
Lincoln Elementary School
McAuliffe Elementary School
McAvinnue Elementary School
Moody Elementary School
Reilly Elementary School
Washington Elementary School

Middle & K-8 Schools
Bartlett K-8
Butler Middle School
Sullivan Middle School

C. MSBA Accelerated Repair Program

Strategy – Leverage the MSBA program for assistance with replacing/repairing roofs, windows and/or boilers on an expedited schedule, and possibly for several schools simultaneously. This construction work would help stabilize the exterior envelope, prevent interior damage and improve energy efficiency. The construction process is simplified, typically performed without a General Contractor. Projects need to be completed within 18 months of MSBA invitation.

Note that some of these schools are also listed in the Major Repair Program section above. If the MSBA feels that specific projects are better suited to the accelerated repair program, the necessary and/or immediate scope of work is shown below.

Applicable Schools – Listed by SOI Priority
Greenhalge Elementary School – roof, boilers (roof replacement immediate priority)
Lincoln Elementary School – roof, boilers (roof replacement immediate priority)
McAvinnue Elementary School – roof, boilers (roof replacement immediate priority)
Murkland Elementary School – roof, boilers (roof replacement immediate priority)
Butler Middle School – roof (roof repair immediate priority)
Pyne Arts K-8 School – roof, boilers (roof repair immediate priority)

Cardinal O'Connell Alternative School – roof, windows boilers
Green School - Adult Education Center – roof, windows
LeBlanc Therapeutic Day School – roof (immediate priority), windows
McAuliffe Elementary School – roof
Shaughnessy Elementary School – roof
Molloy Alternative School – roof (partial), windows
Bartlett K-8 – roof (partial), boilers

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Riverside Alternative School – windows
Bailey Elementary School – boilers

City of Lowell Procurement Options
Note: These options were discussed with Michael Vaughn of the Lowell Purchasing Department.

A. Bundle by School

Strategy – for schools that don't have as great a need as those under the Major Repair program, but still have considerable immediate and short term repairs, bid as individual projects through the City. These schools may not qualify as an MSBA major repair project, given the large number of Lowell schools potentially vying for that program. The schools listed here have short term repairs of at least $3M and total repairs below $5M.

Elementary Schools
Murkland Elementary School
Shaughnessy Elementary School

Alternative & Day Facilities
Adult Education Center
Cardinal O'Connell Alternative School
LeBlanc Therapeutic Day School
Molloy Alternative School
Riverside Alternative School

B. Bundle by Multiple Schools

Strategy – in order to leverage economy of scale available through larger contract values, combine the work for several schools having the lowest repair costs (less than $3M total) under one or two contracts. These schools would likely be less eligible for the MSBA grant programs given their reduced scope, as compared to other Lowell schools. These projects might be accomplished over a summer by one or two General Contractors, efficiently and with little disruption. Note for Pyne Arts, if the MSBA accepts the roof repair under the accelerated program, the remainder of the work could be performed in a multi-school contract.

Elementary Schools
Morey Elementary School
Pawtucketville Elementary School

Middle and K-8 Schools
Stoklosa Middle School
Pyne Arts K-8

Alternative & Day Facilities
Laura Lee Alternative School

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C. Bundle by Trade

Strategy – create contracts and leverage economy of scale by grouping similar trade scope across multiple schools. Projects may be able to take advantage of existing City term contracts with applicable vendors. Much of this work is quite suitable for summer scheduling. The following trades have work represented at the majority of schools:

- Masonry Work – repairs, cleaning, repointing
- Entry Systems, Window Re-Glazing
- Exterior and Interior Doors and Hardware
- Joint Sealants
- Miscellaneous Metals – Interior & Exterior Stairways, Railings
- Vehicular and Pedestrian Paving and Curbs – Asphalt and Concrete
- Parking Striping and Associated Signage
- Fencing
- Exterior Trim
- Interior Finishes – Flooring, Walls and Ceilings
- Toilet Room Partitions and Accessories

D. Bundle Using Scheduling Criteria

Strategy – as a part of the bundling analysis, consider the amount of work that can realistically be completed within desirable time periods – as selected to eliminate or minimize impacts to educational services. This may include doing work over the summer or during after-hours periods during the regular school year. School vacations (non-summer) are typically only adequate for the smallest of projects.

Summer

- Preferred scheduling – most types of work can be efficiently done with limited or no educational impact
- Significant HVAC and electrical work should be scheduled during the summer. Boiler work can begin in May after the heating system has been shut down for the season to take advantage of the extra month.
- Best for major toilet room renovations

After Hours

- While it's not possible to do significant work during the hours of school operation, if it is important or valuable, it is possible to schedule some types of work for the 3-11 PM time period after general dismissal
- Types of work that can reasonably be accommodated include HVAC piping, replacement of unit ventilators (in kind), security, telephone, data and fire alarm systems, building system controls and general maintenance activities.
- While not preferred, this approach can offer scheduling flexibility for work that can't be done during summer periods.

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Procurement Summary

The procurement and bundling processes illustrated here are recommended strategies for consideration by the City of Lowell. In concert with the MSBA, this information will help the City assess which approach or approaches work best in meeting the goals of the capital plan. None are meant as final definitions, and the ultimate direction will likely be a combination of these – one possible example being several projects through the MSBA New Program funding source along with some high-priority accelerated repair and major repair projects, joining several City funded contracts spanning the 10-year period.

Baseline Repair Cost Estimates

Follows is a description of the estimating methodology used to generate the cost estimates for the baseline repairs detailed within the repair scope of work documents:

Basis and Assumptions

- Unit pricing for identified repair line items were established with the cost estimating consultant and factored with estimated quantities to generate estimated repair costs
- Estimated costs for MEP/FP scope were provided by the consulting engineers
- Repair scope line items are presented as sub-contractor values
- General Contractor markup costs are calculated at 3% of the total sub-contractor values
- Costs of general conditions are calculated at 15%
- An estimating contingency is applied at 20%
- An additional 25% multiplier for OPM, architectural and engineering fees and miscellaneous expenses is added to generate the total project cost values

- Values are presented in today's dollars and have not been escalated
- Assumes a Design-Bid-Build project delivery process
- No programmatic changes included for repair projects
- No costs carried for land acquisition
- Costs are order of magnitude and developed based on square footage

The following scope of work has been included in the cost estimates:

- MAAB upgrades relative to basic access for all occupants to every building, every floor, every stage, and toilet rooms on each floor for student and staff.
- Public safety recommendations
- Building envelope recommendations
- Major interior and/or finishes work
- MEP/FP recommendations
- Major hardscape recommendations
- Comprehensive renovation of the Lowell High School (1980) locker room
- Significant Natatorium repair allowance

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The following scope items have not been included in the repair cost estimates:

- Basic maintenance such as:
  - Interior/ Exterior painting
  - Minor wall surface repair
  - Minor ACT replacement
  - Minor wood refinishing
  - Minor casework hardware/ edge band repair
  - Minor locker repairs
  - Missing/damaged toilet accessories
  - General roof maintenance
  - General landscape maintenance
  - Parking space striping & signage
- Science room upgrade at Lowell High School
- Additional MAAB & Building code triggers assumed for larger renovation projects. Refer to Existing Building Conditions Section 3 for more information.

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Baseline Repair Cost Estimates - Elementary Schools

Building	Bailey Elementary School	Greenhalge Elementary School	Lincoln Elementary School	McAuliffe Elementary School	McAvinnue Elementary School	Moody Elementary School	Morey Elementary School	Murkland Elementary School	Pawtucketville Memorial Elementary School	Reilly Elementary School	Shaughnessy Elementary School	Washington Elementary School
Size (GSF)	64,697	72,115	62,456	63,655	70,326	47,296	68,405	62,050	78,424	74,129	63,918	36,432
Architectural & Structural Costs (0-5 yrs)	$182,845	$636,109	$652,378	$438,837	$724,079	$1,169,984	$68,233	$617,525	$98,990	$216,031	$197,937	$1,097,868
MEPFP Costs (0-5 yrs)	$2,251,647	$1,887,971	$2,527,282	$2,272,936	$2,156,828	$1,915,921	$0	$1,867,705	$716,994	$2,071,164	$1,431,763	$1,967,328
Total Construction Cost (1.4214 multiplier)	$3,460,387	$3,587,727	$4,519,569	$3,854,514	$4,094,921	$4,386,305	$96,986	$3,532,506	$1,159,840	$3,251,019	$2,316,456	$4,356,870
TOTAL SHORT TERM PROJECT COST (1.25 multiplier)	**$4,325,484**	**$4,484,659**	**$5,649,461**	**$4,818,143**	**$5,118,652**	**$5,482,882**	**$121,233**	**$4,415,632**	**$1,449,800**	**$4,063,774**	**$2,895,569**	**$5,446,087**
Architectural & Structural Costs (6-10 yrs)	$254,160	$15,599	$10,550	$5,000	$37,293	$237,175	$2,118	$25,500	$15,250	$17,650	$297,620	$210,825
MEPFP Costs (6-10 yrs)	$359,068	$567,286	$128,909	$161,051	$199,815	$766,195	$724,372	$133,408	$429,721	$867,896	$242,090	$253,916
Total Construction Cost (1.4214 multiplier)	$871,642	$828,513	$198,227	$236,025	$337,025	$1,426,190	$1,032,633	$225,872	$632,482	$1,258,715	$767,144	$660,583
TOTAL LONG TERM PROJECT COST (1.25 multiplier)	**$1,089,553**	**$1,035,641**	**$247,784**	**$295,031**	**$421,282**	**$1,782,738**	**$1,290,791**	**$282,340**	**$790,602**	**$1,573,394**	**$958,930**	**$825,729**
TOTAL COSTS OVER 10 YEARS (Escalation not included)	**$5,415,037**	**$5,520,300**	**$5,897,245**	**$5,113,174**	**$5,539,933**	**$7,265,619**	**$1,412,024**	**$4,697,972**	**$2,240,402**	**$5,637,168**	**$3,854,499**	**$6,271,816**

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Baseline Repair Cost Estimates - Middle, K-8 and Rogers Schools

Building	Butler Middle School	Daley Middle School	Robinson Middle School	Stoklosa Middle School	Sullivan Middle School	Wang Middle School	Bartlett Community Partnership K-8 School	Pyne Arts K-8 School	Rogers Kindergarten/ Administration
Size (GSF)	96,572	111,810	99,181	105,465	97,213	93,864	95,586	78,963	111,786
Architectural & Structural Costs (0-5 yrs)	$638,971	$1,104,980	$553,792	$280,777	$304,704	$100,912	$937,720	$446,012	$1,179,538
MEPFP Costs (0-5 yrs)	$2,148,727	$3,948,303	$3,984,945	$984,788	$2,402,133	$2,059,398	$1,499,304	$771,203	$4,720,964
Total Construction Cost (1.4214 multiplier)	$3,962,434	$7,182,736	$6,451,361	$1,798,874	$3,847,498	$3,070,665	$3,463,986	$1,730,149	$8,386,974
TOTAL SHORT TERM PROJECT COST (1.25 multiplier)	**$4,953,042**	**$8,978,421**	**$8,064,201**	**$2,248,593**	**$4,809,373**	**$3,838,331**	**$4,329,982**	**$2,162,687**	**$10,483,717**
Architectural & Structural Costs (6-10 yrs)	$0	$27,250	$435,500	$18,068	$639,460	$623,685	$52,947	$16,938	$195,440
MEPFP Costs (6-10 yrs)	$525,110	$783,039	$247,953	$270,096	$685,352	$669,647	$863,362	$301,639	$243,791
Total Construction Cost (1.4214 multiplier)	$746,391	$1,151,745	$971,460	$409,596	$1,883,088	$1,838,342	$1,302,442	$452,825	$624,323
TOTAL LONG TERM PROJECT COST (1.25 multiplier)	**$932,989**	**$1,439,681**	**$1,214,325**	**$511,995**	**$2,353,860**	**$2,297,928**	**$1,628,052**	**$566,032**	**$780,404**
TOTAL COSTS OVER 10 YEARS (Escalation not included)	**$5,886,032**	**$10,418,102**	**$9,278,526**	**$2,760,588**	**$7,163,232**	**$6,136,258**	**$5,958,034**	**$2,728,718**	**$11,264,121**

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Baseline Repair Cost Estimates - Lowell High School

Building	LHS Freshman Academy	Lowell High School	LHS Steam Plant
Size (GSF)	92,758	536,766	2,500
Architectural & Structural Costs (0-5 yrs)	$735,270	$6,786,811	$35,940
MEPFP Costs (0-5 yrs)	$2,073,639	$14,726,315	$71,768
Total Construction Cost (1.4214 multiplier)	$3,992,583	$30,578,757	$153,096
TOTAL SHORT TERM PROJECT COST (1.25 multiplier)	**$4,990,729**	**$38,223,447**	**$191,370**
Architectural & Structural Costs (6-10 yrs)	$367,015	$790,445	$7,675
MEPFP Costs (6-10 yrs)	$834,822	$7,246,341	$24,500
Total Construction Cost (1.4214 multiplier)	$1,708,291	$11,423,488	$45,734
TOTAL LONG TERM PROJECT COST (1.25 multiplier)	**$2,135,364**	**$14,279,360**	**$57,167**
TOTAL COSTS OVER 10 YEARS (Escalation not included)	**$59,877,436**		

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Baseline Repair Cost Estimates - Alternative and Day Facilities and District Totals

Building	Cardinal O'Connell Alternative School	Laura Lee Therapeutic Day School	LeBlanc Therapeutic Day School	Molloy Alternative School	Riverside Alternative School	Green School-Adult Education Center	LPS District Totals
Size (GSF)	23,989	15,448	26,654	20,545	19,094	22,885	2,414,982
Architectural & Structural Costs (0-5 yrs)	$1,025,049	$399,738	$519,062	$785,721	$1,048,833	$1,101,971	$24,086,617
MEPFP Costs (0-5 yrs)	$1,209,046	$609,424	$1,071,091	$929,662	$977,021	$1,084,749	$66,340,019
Total Construction Cost (1.4214 multiplier)	$3,175,543	$1,434,423	$2,260,243	$2,438,245	$2,879,549	$3,108,204	$128,532,420
TOTAL SHORT TERM PROJECT COST (1.25 multiplier)	$3,969,428	$1,793,029	$2,825,304	$3,047,807	$3,599,436	$3,885,255	$160,665,526
Architectural & Structural Costs (6-10 yrs)	$207,625	$211,695	$0	$211,000	$215,125	$147,400	$5,296,008
MEPFP Costs (6-10 yrs)	$135,861	$178,997	$262,546	$271,571	$102,630	$217,398	$18,698,382
Total Construction Cost (1.4214 multiplier)	$488,231	$555,330	$373,183	$685,926	$451,657	$518,524	$34,105,626
TOTAL LONG TERM PROJECT COST (1.25 multiplier)	$610,289	$694,162	$466,479	$857,408	$564,571	$648,155	$42,632,032
TOTAL COSTS OVER 10 YEARS (Escalation not included)	$4,579,717	$2,487,191	$3,291,783	$3,905,215	$4,164,007	$4,533,410	$203,297,558

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New Program Project Cost Estimates

The cost estimates for the new program PK-8 and Lowell High School projects were generated as follows:

- Square footage building areas were calculated for the addition and the renovation portions of each project and applied towards dollar per square foot values
- Areas for the PK-8 projects were based on standard MSBA space program summary requirements
- Dollar per square foot renovation values cover the repair scope calculated for each school as part of each project
- For the Lowell High School, a markup factor for phased construction considerations was applied
- The same markups and multiplier used for the baseline repair estimates were applied
- Land acquisition costs are not included
- Escalation is not included

The estimated construction and project costs for the new program school projects:

School	Construction Cost	Project Cost
Daley	$21.2M	$26.5M
Robinson	$21.8M	$27.2M
Wang	$21.1M	$26.7M
Rogers PK-8	$28.8M	$36.0M
New PK-8	$37.7M	$47.1M
PK-8 Sub-Total	$130.8M	$163.5M
Lowell High School	$196.3M	$245.4M
New Program Total (suggested)	**$327.1M**	**$408.9M**

For a general, rule-of-thumb calculation, major renovation project costs (in current dollars) for schools with no change in program, may be calculated by multiplying the gross square footage area by $135/square foot and then by applying the multipliers (1.4214 for construction costs followed by the 1.25 multiplier for project costs). This will provide an order-of-magnitude budget cost.

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Estimated Cost Escalation

Given the uncertainty of when the proposed capital plan projects will take place, all cost estimate values are presented in today's dollars and have not been escalated.

In order to escalate estimated costs per this report, please use the following guidelines:

- Based on projected market variables, it's recommended to use a 5% average escalation factor per year over the next three (3) years (2015, 2016 and 2017)
- The estimated costs need to be compounded annually for the desired number of years
- Escalation is typically taken to the mid-point of the construction phase

Here's an example of escalating the estimated cost for the Sullivan Middle School major repair project, with an approximate mid-point of construction in mid to late 2017 - escalating costs by three years:

Project cost baseline = $7.2M

Escalation for Year 1 - $7.2M x 0.05% = $7.56M
Escalation for Year 2 - $7.56M x 0.05% = $7.94M
Escalation for Year 3 - $7.94M x 0.05% = $8.33M

Escalated Project Cost = $8.3M

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8 Appendix

- NESDEC Demographic and Enrollment Projections (First and Final Reports)
- Visioning Workshop Agenda and Report (August 20, 2013)
- Goals and Values Brainstorming Discussion Notes (September 17 & 19, 2013)
- Additional Study Site Considerations
- Existing Building Plan Layouts

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NESDEC Demographic and Enrollment Projections (First and Final Reports)

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New England School Development Council

LOWELL, MASSACHUSETTS
Demography and Enrollment Projections

DRAFT

APRIL 8, 2013

NESDEC PROJECT TEAM

- **Donald G. Kennedy, Ed.D., Enrollment Projections**
- **John H. Kennedy, M.A., Additional Data**
- **Arthur L. Bettencourt, Ed.D., Executive Director**

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LOWELL PUBLIC SCHOOLS (LPS) ENROLLMENTS **Slides 4-15**

LOWELL DEMOGRAPHIC DATA **Slides 16-49**

- **HOUSING** **Slides 35-45**

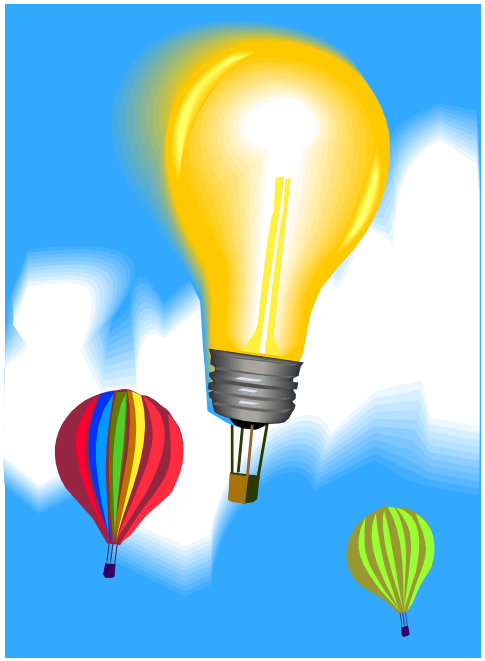
REGIONAL AND NATIONAL DATA **Slides 50-65**

NESDEC
New England School Development Council
28 Lord Road, Marlborough, MA 01752 ► Tel: 508-481-9444 ► www.nesdec.org

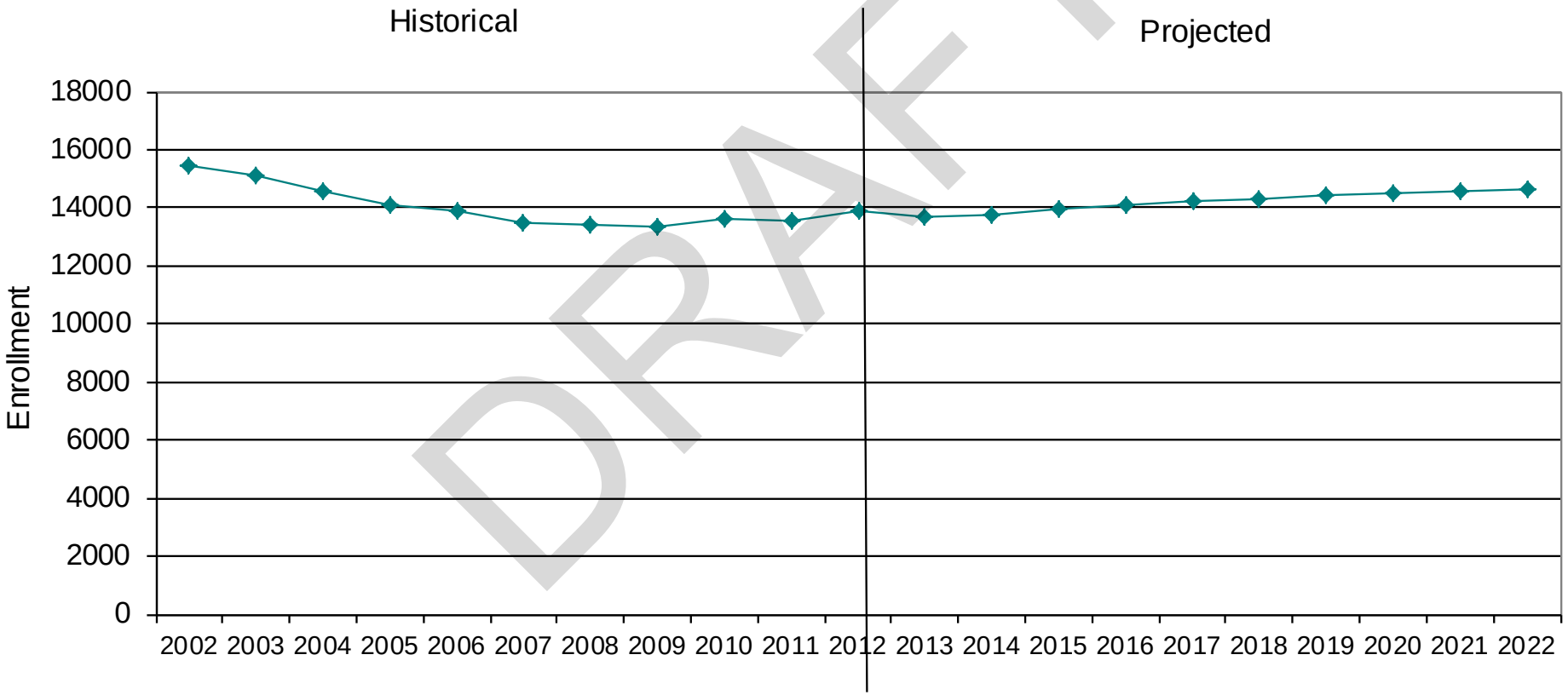
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THE BOTTOM LINE:

LOWELL PUBLIC SCHOOLS (LPS) ENROLLMENTS



Historical & Projected Enrollment Scenario #3



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K-12 PROJECTIONS TO 2017-18…and BEYOND

Beginning in 2000-01, enrollments began to decline; then, from 2007-08 onward, births and in-migration of new families have caused enrollments to rise, beginning at the earliest grade levels

	K-4	5-8	9-12	K-12 TOTAL
2007-08	5,173	4,307	3,573	13,053
2012-13	5,898	4,353	3,113	13,381*
	+725	+46	-460	+328

*** Includes 17 "Ungraded" students**

"Five-years-out", with Lowell Collegiate Charter School opening in 2013-14…

	K-4	5-8	9-12	K-12 TOTAL
2017-18	5,743	4,707	3,254	13,721*

"Ten-years-out", with continuation of present steady in-migration

	K-4	5-8	9-12	K-12 TOTAL
2022-23	5,739	4,777	3,593	14,126*

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K-12 PROJECTIONS TO 2017-18…and BEYOND (continued)

IS THERE A POSSIBILITY THAT THE SLOW, STEADY ENROLLMENT GROWTH FORECAST BY NESDEC WILL BE EXCEEDED?

YES, THE FOOTNOTE ON SLIDE #20 DESCRIBES THE RISING POPULATION OF LOWELL, WHICH APPEARS TO EXCEED EARLIER ESTIMATES. SCHOOL POPULATIONS, HOWEVER, DO NOT ALWAYS MATCH WITH RISING/SHRINKING POPULATION TOTALS, SEE SLIDES #24-26

THAT SAID, THE NESDEC PROJECTIONS COULD PROVE TO BE AT THE LOW END OF A RANGE; THUS AN ENROLLMENT UPDATE IN FALL 2013-14 NEEDS TO BE WATCHED CAREFULLY

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Lowell, MA Historical Enrollment



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Lowell, MA Historical Enrollment

School District: **Lowell, MA Scenario #3 revised** **3/28/2013**

Historical Enrollment 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
1997	1691	2002-03	409	1128	1182	1191	1147	1200	1324	1371	1384	1341	1180	1033	835	747	0	15063	15472
1998	1686	2003-04	407	1071	1111	1140	1172	1129	1189	1304	1356	1320	1273	867	958	808	12	14710	15117
1999	1676	2004-05	429	1039	1076	1085	1175	1067	1139	1202	1330	1326	1170	966	772	827	0	14174	14603
2000	1761	2005-06	427	1110	1019	1013	1037	1093	1102	1111	1166	1276	1241	877	837	767	20	13669	14096
2001	1739	2006-07	468	989	1127	999	1020	1045	1097	1104	1102	1219	1113	960	806	832	21	13434	13902
2002	1790	2007-08	452	1055	974	1101	1000	1043	1004	1111	1081	1111	1095	862	816	800	0	13053	13505
2003	1696	2008-09	447	1084	1072	994	1120	1021	995	1001	1126	1119	1000	873	769	754	25	12953	13400
2004	1649	2009-10	473	1064	1104	1064	996	1117	1030	1010	1003	1152	879	858	778	775	28	12858	13331
2005	1667	2010-11	478	1120	1126	1085	1053	1031	1118	1047	1064	1075	976	850	777	781	19	13122	13600
2006	1817	2011-12	487	1257	1100	1102	1058	1043	1018	1114	1109	1080	838	810	749	767	16	13061	13548
2007	1833	2012-13	499	1337	1273	1113	1092	1083	1050	1017	1187	1099	920	716	735	742	17	13381	13880

Historical enrollments are as of October 1 of each school year. On the row below appear the March 1, 2013 net enrollment increases/decreases since October 1:

3/1/2013	54	2	11	0	11	24	9	6	14	16	-59	-6	-3	1	2		

Historical Enrollment in Grade Combinations

Year	PK-4	K-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2002-03	6257	5848	8543	11268	5420	4096	2725	6520	3795
2003-04	6030	5623	8116	10792	5169	3980	2676	6582	3906
2004-05	5871	5442	7783	10439	4997	3858	2656	6391	3735
2005-06	5699	5272	7485	9927	4655	3553	2442	6164	3722
2006-07	5648	5180	7381	9702	4522	3425	2321	6032	3711
2007-08	5625	5173	7288	9480	4307	3303	2192	5765	3573
2008-09	5738	5291	7287	9532	4241	3246	2245	5641	3396
2009-10	5818	5345	7385	9540	4195	3165	2155	5445	3290
2010-11	5893	5415	7580	9719	4304	3186	2139	5523	3384
2011-12	6047	5560	7692	9881	4321	3303	2189	5353	3164
2012-13	6397	5898	7965	10251	4353	3303	2286	5399	3113

Historical Percentage Changes

Year	K-12	Diff.	%
2002-03	15063	0	#DIV/0!
2003-04	14710	-353	-2.3%
2004-05	14174	-536	-3.6%
2005-06	13669	-505	-3.6%
2006-07	13434	-235	-1.7%
2007-08	13053	-381	-2.8%
2008-09	12953	-100	-0.8%
2009-10	12858	-95	-0.7%
2010-11	13122	264	2.1%
2011-12	13061	-61	-0.5%
2012-13	13381	320	2.5%
Change		**-1682**	**-11.2%**

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LOWELL HIGH SCHOOL
HISTORY OF CLASS OF 2013

1995	Lowell Births	1,739

Year	Grade	Lowell Public Schools
1999-00	Preschool	322
2000-01	Kindergarten	1,187
2001-02	Grade 1	1,181
2002-03	Grade 2	1,191
2003-04	Grade 3	1,172
2004-05	Grade 4	1,067
2005-06	Grade 5	1,102
2006-07	Grade 6	1,104
2007-08	Grade 7	1,081
2008-09	Grade 8	1,119
2009-10	Grade 9	897
2010-11	Grade 10	850
2011-12	Grade 11	749
2012-13	Grade 12	742

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Note the pattern of "steadiness/growth/shrinkage" that a class typically experiences between Kindergarten and Grade 12

Lowell, MA Projected Enrollment Scenario #3

School District: **Lowell, MA Scenario #3 revised** **3/28/2013**

Assumes new K-5 charter school opens in 2013-14 with 75 students per grade - with NONE later returning to the Lowell Public Schools

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
2007	1833		2012-13	499	1337	1273	1113	1092	1083	1050	1017	1187	1099	920	716	735	742	17	13381	13880
2008	1775		2013-14	501	1163	1286	1187	1022	1035	1006	1054	1077	1218	908	813	643	731	17	13160	13661
2009	1736		2014-15	503	1136	1185	1274	1168	1040	1033	1010	1117	1105	1006	802	730	639	17	13262	13765
2010	1679		2015-16	505	1096	1157	1174	1254	1188	1038	1037	1074	1146	913	889	720	726	17	13429	13934
2011	1768	(est.)	2016-17	507	1159	1117	1146	1156	1276	1186	1042	1103	1104	947	807	798	716	17	13574	14081
2012	1758	(est.)	2017-18	509	1152	1181	1106	1128	1176	1274	1191	1108	1134	899	837	725	793	17	13721	14230
2013	1743	(est.)	2018-19	511	1141	1174	1170	1089	1148	1174	1279	1266	1139	924	786	752	721	17	13780	14291
2014	1737	(est.)	2019-20	513	1137	1163	1163	1152	1108	1146	1179	1359	1301	928	808	698	747	17	13906	14419
2015	1737	(est.)	2020-21	515	1137	1158	1152	1145	1172	1106	1151	1253	1396	1062	811	718	693	17	13971	14486
2016	1749	(est.)	2021-22	517	1145	1158	1147	1134	1165	1170	1111	1224	1287	1140	930	721	713	17	14062	14579
2017	1745	(est.)	2022-23	519	1142	1167	1147	1129	1154	1163	1175	1181	1258	1050	999	828	716	17	14126	14645

*Projections should be updated on an annual basis.

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

See "Historical Enrollment" net increases/decreases for March 1, 2013; these numbers could be used to adjust the 2013-14 projections; see "Flex" (final tab)

Projected Enrollment in Grade Combinations*

Year	PK-4	K-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2012-13	6397	5898	7965	10251	4353	3303	2286	5399	3113
2013-14	6194	5693	7753	10048	4355	3349	2295	5390	3095
2014-15	6306	5803	7846	10068	4265	3232	2222	5399	3177
2015-16	6374	5869	7944	10164	4295	3257	2220	5468	3248
2016-17	6361	5854	8082	10289	4435	3249	2207	5475	3268
2017-18	6252	5743	8208	10450	4707	3433	2242	5496	3254
2018-19	6233	5722	8175	10580	4858	3684	2405	5588	3183
2019-20	6236	5723	8048	10708	4985	3839	2660	5841	3181
2020-21	6279	5764	8021	10670	4906	3800	2649	5933	3284
2021-22	6266	5749	8030	10541	4792	3622	2511	6015	3504
2022-23	6258	5739	8077	10516	4777	3614	2439	6032	3593

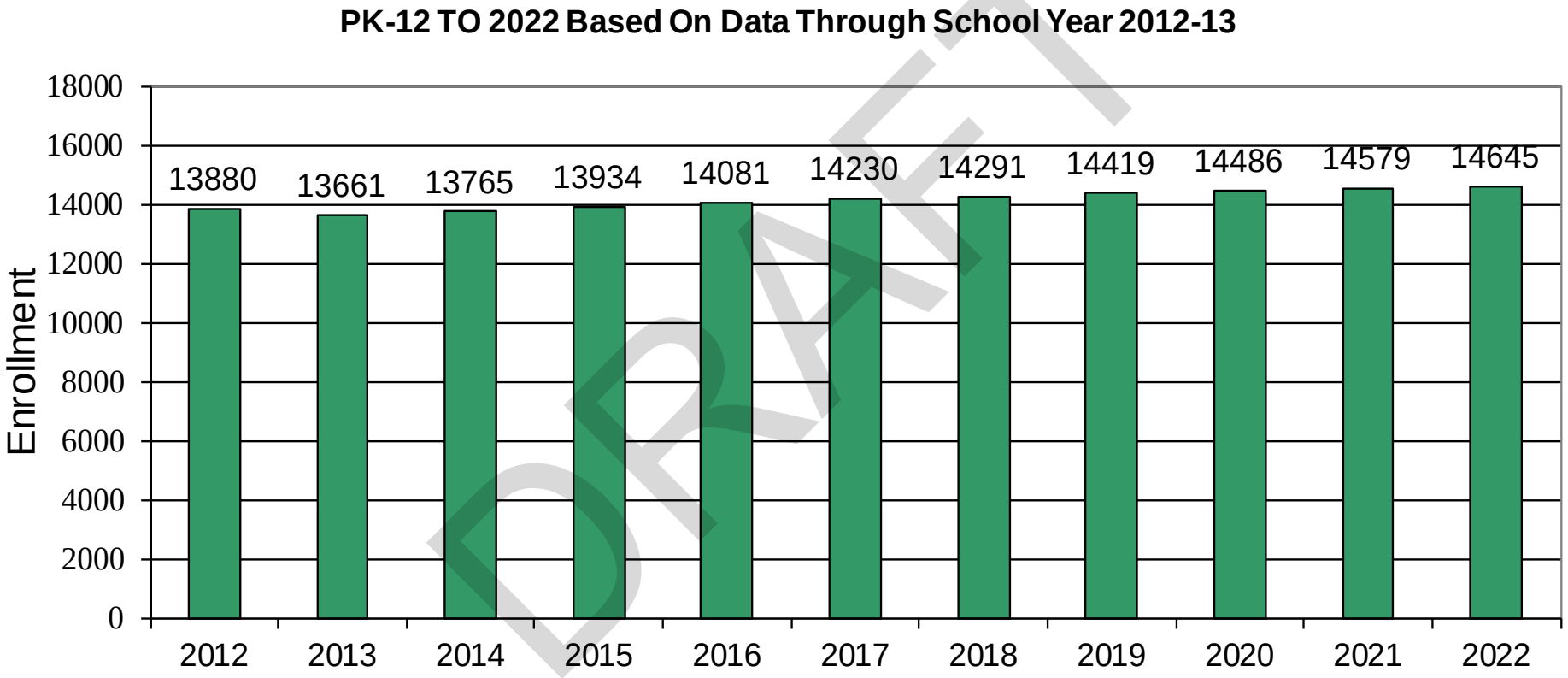
Projected Percentage Changes

Years	K-12	Diff.	%
2012-13	13381	0	0.0%
2013-14	13160	-221	-1.7%
2014-15	13262	102	0.8%
2015-16	13429	167	1.3%
2016-17	13574	145	1.1%
2017-18	13721	147	1.1%
2018-19	13780	59	0.4%
2019-20	13906	126	0.9%
2020-21	13971	65	0.5%
2021-22	14062	91	0.7%
2022-23	14126	64	0.5%
Change		**745**	**5.6%**

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.

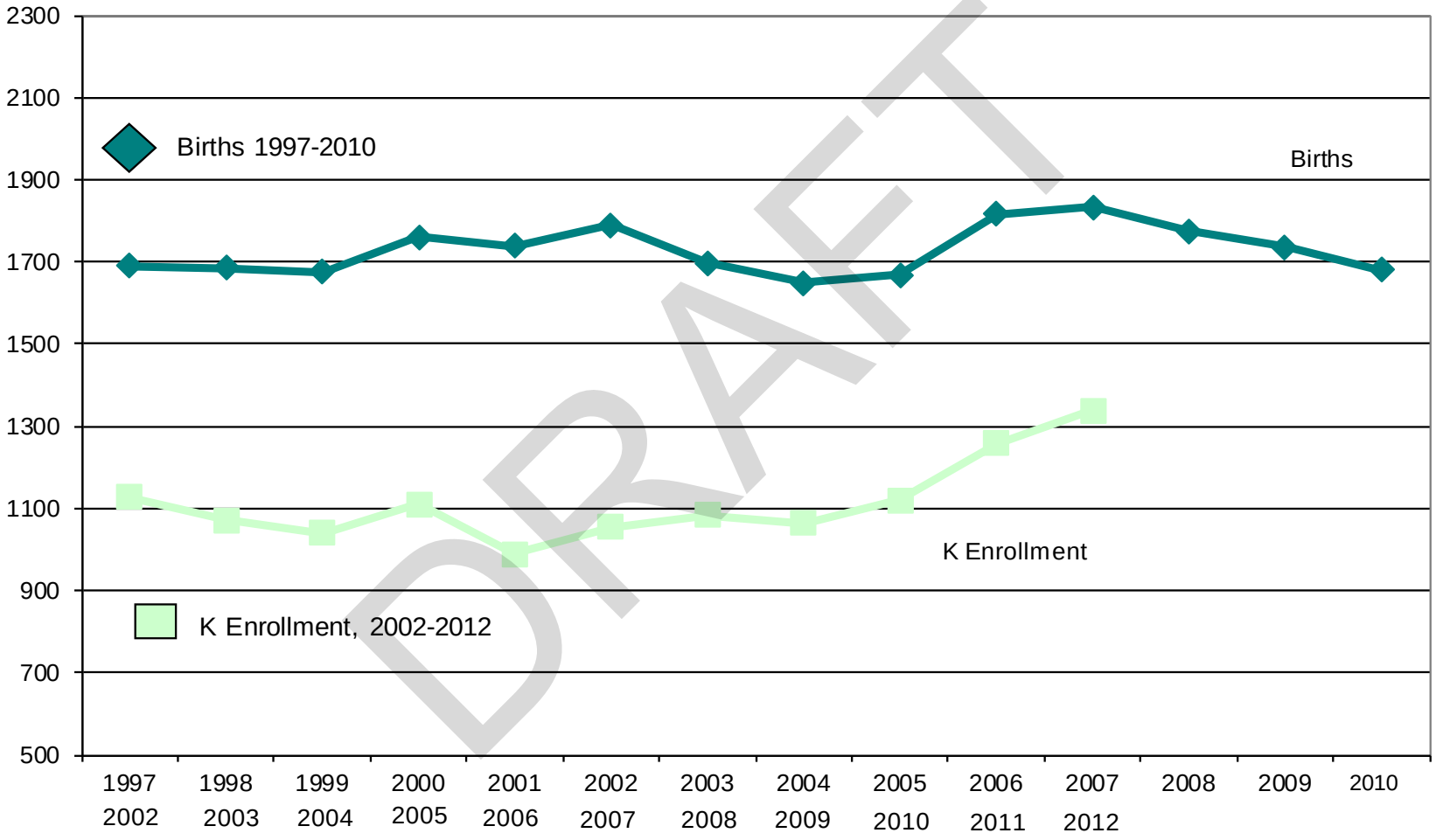
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Lowell, MA Projected Enrollment Scenario #3



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Lowell, MA Birth-to-Kindergarten Relationship



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Lowell, MA Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2000	98	8
2008	92	49
2009	27	2
2010	39	2
2011	44	46
2012	11	8

Source: HUD and Building Department

Enrollment History		
Year	Voc-Tech 9-12 Total	Non-Public K-12 Total
2000-01	n/a	n/a
2008-09	n/a	n/a
2009-10	n/a	n/a
2010-11	n/a	n/a
2011-12	n/a	n/a
2012-13	n/a	n/a

Residents in Non-Public Independent and Parochial Schools (Regular Education)														
Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a

K-12 Home-Schooled Students	
2012	n/a

K-12 Residents "Choiced-Out" or in Charter or Magnet Schools	
2012	n/a

K-12 SpEd Outplaced Students	
2012	n/a

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2012	n/a

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

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LOWELL, MA OCT 1 TO MAR 1 "FLEX" IN ENROLLMENT - WORKSHEET

SCHOOL YEAR	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Ungr.	K-12 TOTAL	PK-12 TOTAL
2007-08	452	1055	974	1101	1000	1043	1004	1111	1081	1111	1095	862	816	800	0	13053	13505
Mar 1,08	500	1082	984	1106	987	1036	998	1105	1091	1104	1002	850	778	774	16	12913	13414
10/1-3/1	48	27	10	5	-13	-7	-6	-6	10	-7	-93	-12	-38	-26	16	-140	-91
2008-09	447	1084	1072	994	1120	1021	995	1001	1126	1119	1000	873	769	754	25	12953	13400
Mar 1,09	499	1092	1054	976	1103	1014	955	1003	1131	1091	967	847	770	727	27	12757	13299
10/1-3/1	52	8	-18	-18	-17	-7	-40	2	5	-28	-33	-26	1	-27	2	-196	-101
2009-10	473	1064	1104	1064	996	1117	1030	1010	1003	1152	879	858	778	775	28	12858	13331
Mar 1,10	516	1102	1113	1074	1008	1125	1030	1024	1024	1149	956	825	766	773	25	12994	13510
10/1-3/1	43	38	9	10	12	8	0	14	21	-3	77	-33	-12	-2	-3	136	179
2010-11	478	1120	1126	1085	1053	1031	1118	1047	1064	1075	976	850	777	781	19	13122	13600
Mar 1,11	527	1130	1132	1088	1040	1033	1104	1041	1060	1067	953	802	745	743	19	12957	13484
10/1-3/1	49	10	6	3	-13	2	-14	-6	-4	-8	-23	-48	-32	-38	0	-165	-116
2011-12	487	1257	1100	1102	1058	1043	1018	1114	1109	1080	838	810	749	767	16	13061	13548
Mar 1,12	534	1282	1109	1113	1071	1049	1021	1124	1101	1099	770	789	763	725	11	13027	13561
10/1-3/1	47	25	9	11	13	6	3	10	-8	19	-68	-21	14	-42	-5	-34	13
2012-13	499	1337	1273	1113	1092	1083	1050	1017	1187	1099	920	716	735	742	17	13381	13880
Mar 1,13	553	1339	1284	1113	1103	1107	1059	1023	1201	1115	861	710	732	743	19	13409	13962
10/1-3/1	54	2	11	0	11	24	9	6	14	16	-59	-6	-3	1	2	28	82

Three Year Avg. Flex															
10/1-3/1	in FY10-12	46	24	8	8	4	5	-4	6	3	3	-5	-34	-10	-27	-3
	FY13 flex	54	2	11	0	11	24	9	6	14	16	-59	-6	-3	1	2

Potential Adjustment to NESDEC Projection for subsequent Grade	**-20**	**+3**	**-8**	**+7**	**+19**	**+13**	**0**	**+11**	**+13**	**-54**	**-28**	**+7**

D. Kennedy 3/26/2013

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NESDEC
New England School Development Council
28 Lord Road, Marlborough, MA 01752 ▸ Tel: 508-481-9444 ▸ www.nesdec.org

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HOW WE KNOW WHAT WE THINK WE KNOW:

LOWELL DEMOGRAPHIC DATA

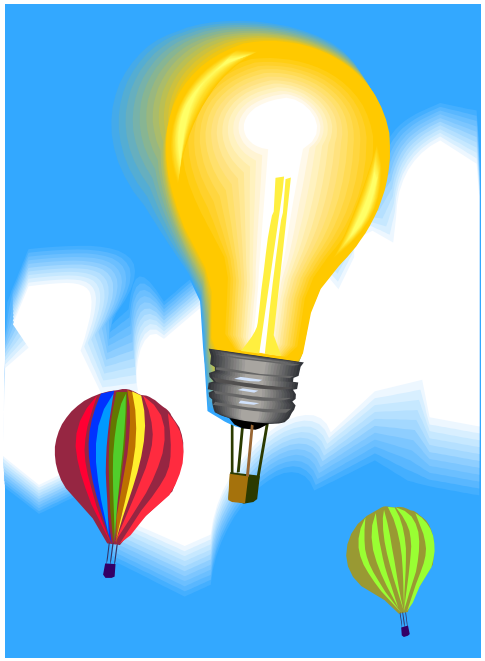


TABLE 1
TOTAL POPULATION

STATE OF MASSACHUSETTS:

		POPULATION	NO. CHANGE	% CHANGE
1990		6,016,425		
2000		6,349,097	332,672	5.5%
2010		6,547,629	198,532	3.1%

MIDDLESEX COUNTY:

		POPULATION	NO. CHANGE	% CHANGE
1990		1,398,468		
2000		1,465,396	66,928	4.8%
2010		1,503,085	37,689	2.6%

CITY OF LOWELL:

		POPULATION	NO. CHANGE	% CHANGE
1990		103,439		
2000		105,167	1,728	1.7%
2010		106,519	1,352	1.3%

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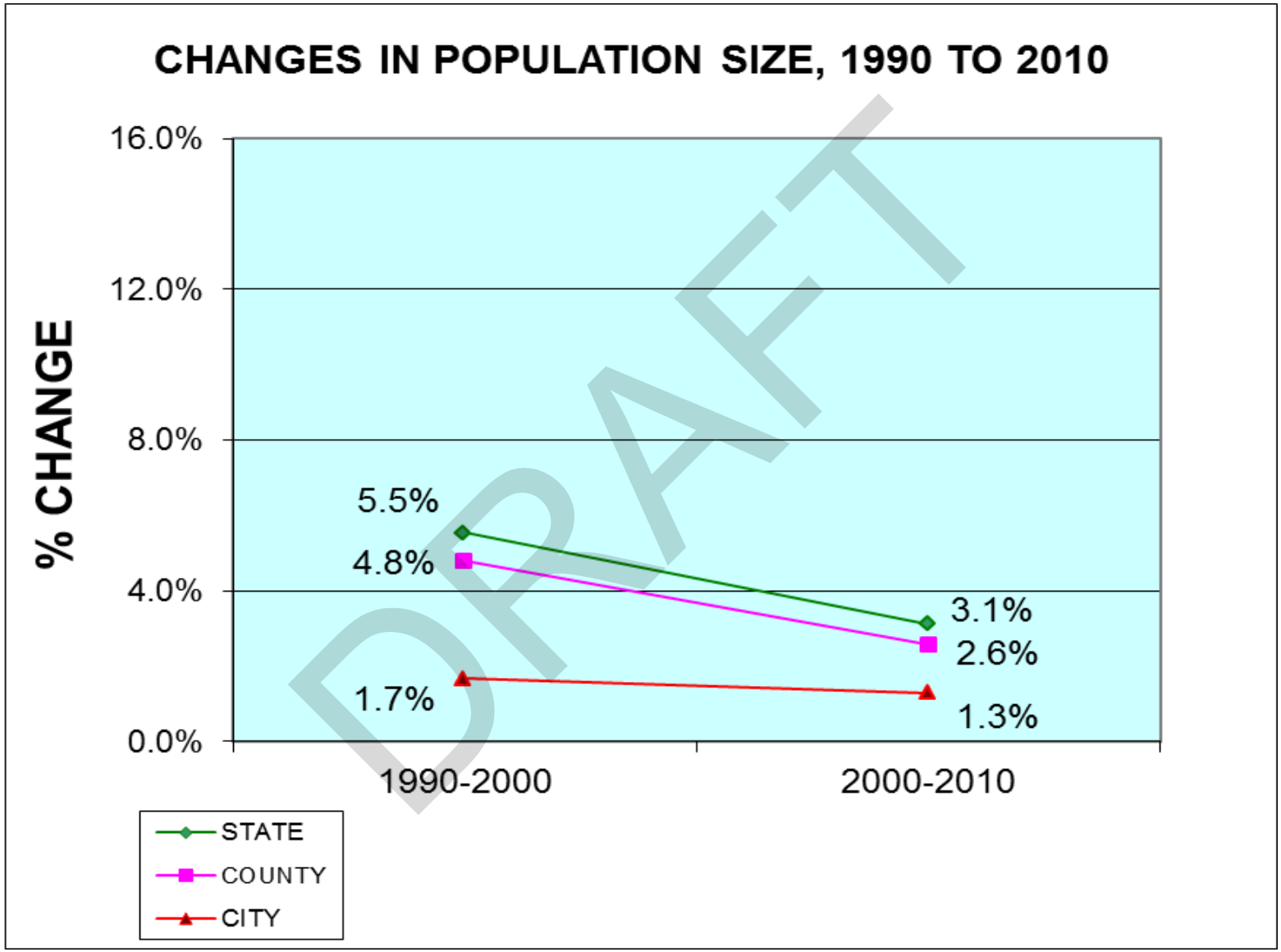

CHANGES IN POPULATION SIZE, 1990 TO 2010
% CHANGE
16.0%
12.0%
8.0%
4.0%
0.0%
5.5%
4.8%
1.7%
3.1%
2.6%
1.3%
1990-2000
2000-2010
STATE
COUNTY
CITY
DRAFT

TABLE 1A
PERSONS IN GROUP QUARTERS
LOWELL

1990	2000	2010
1,320 + 2,858 “Other” = 4,178	1,120 + 2,721 “Other” = 3,841	1,112 + 3,234 “Other” = 4,346

“Group Quarters” is a Census Bureau term which includes “Institutionalized Persons” in nursing homes, mental hospitals, and correctional facilities; plus “Other Persons” in college and school dormitories, group homes, religious communities, shelters, and military barracks. In Lowell in the 2000 Census, 1,898 of the “Other Persons” lived in college dormitories; in 2010, 2,411 of the “Other Persons” lived in college dormitories. As additional dorms are constructed, students will vacate their present low-end rentals, thus making apartments available for newly-arrived families – a current need within Lowell’s housing stock.

Slides #24-30 display the Lowell population by age-groupings, and include data about births. In order to assist in projecting the numbers of future school children, it is important to learn whether the population ages 25-44 is increasing/decreasing, as almost 88% of babies are born to women in this age group. The “Group Quarters” population data above show general stability across a period of 20 years; although with an increase in 2010 of 513 persons living in college dormitories – and generally below the age of 25. Persons in “Group Quarters” are not a factor in predicting the numbers of future births/school children.

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TABLE 1B
LOWELL POPULATION 1910-2035

Year	U.S. Census	Mass DOT Projections*
1910	106,294	-
1920	112,759	-
1930	100,234	-
1940	101,389	-
1950	97,249	-
1960	92,107	-
1970	94,239	-
1980	92,418	-
1990	103,439	-
2000	105,167	-
2010	106,519	-
2020	-	106,920
2025	-	108,220
2030	-	109,820
2035	-	111,360

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* Northern Middlesex Metropolitan Planning Organization, *Northern Middlesex Regional Transportation Plan 2012-2035,* Mass DOT projections in consultation with Northern Middlesex Council of Governments, page 34; the US Census estimates Lowell's population in 2011 was 107,584; the 2012 estimate will be issued by July, 2013, however the US Census estimates that Middlesex County grew 2.3% between 2010 and 2012, largely fueled by urban immigration – applying that percentage directly to Lowell would yield a 2012 estimate of 108,969, making the Mass DOT projections appear to be too conservative

TABLE 2
PERCENTAGE OF POPULATION UNDER THE AGE OF 18 AND MEDIAN AGE

STATE OF MASSACHUSETTS:

	NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990	1,353,075	22.5%	33.6
2000	1,500,064	23.6%	36.5
2010	1,418,923	21.7%	39.1

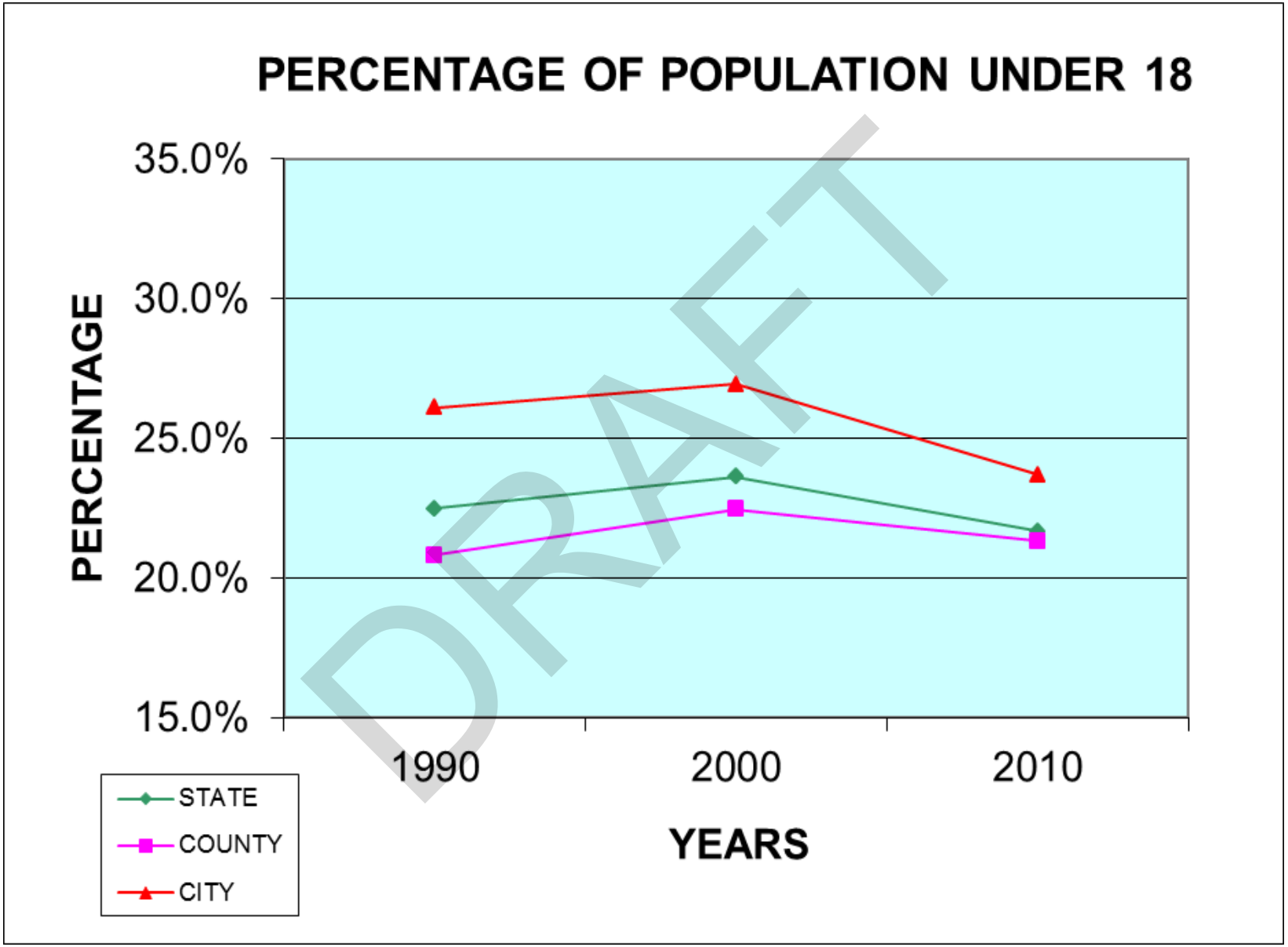
MIDDLESEX COUNTY:

	NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990	290,992	20.8%	33.6
2000	329,073	22.5%	36.4
2010	320,439	21.3%	38.5

CITY OF LOWELL:

	NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990	27,001	26.1%	29.4
2000	28,341	26.9%	31.4
2010	25,260	23.7%	32.6

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PERCENTAGE OF POPULATION UNDER 18
35.0%
30.0%
25.0%
20.0%
15.0%
PERCENTAGE
1990
2000
2010
YEARS
STATE
COUNTY
CITY
DRAFT

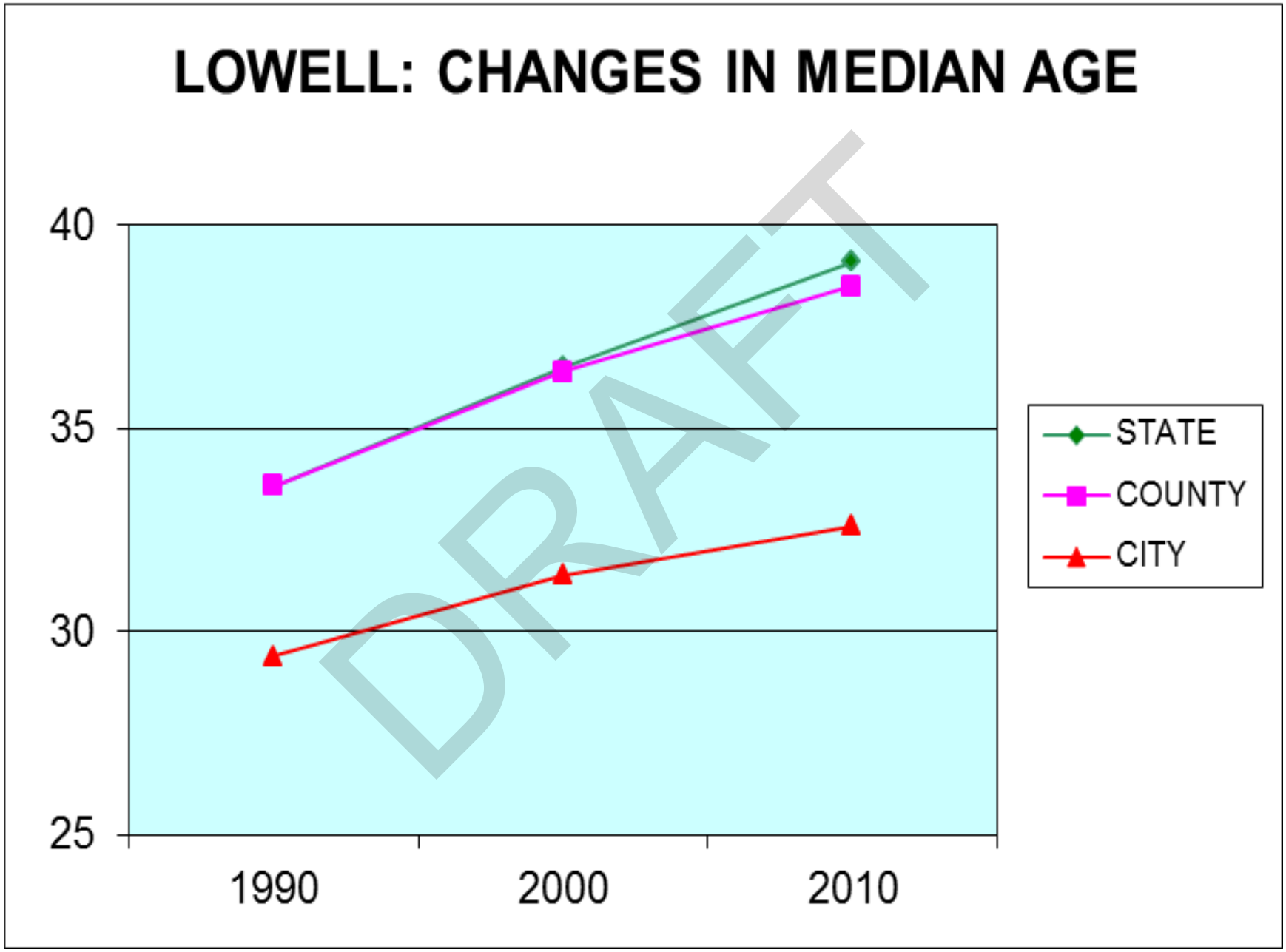

LOWELL: CHANGES IN MEDIAN AGE
40
35
30
25
1990
2000
2010
STATE
COUNTY
CITY
DRAFT

TABLE 3
AGE COHORT – LOWELL, MA

AGE COHORT DATA - LOWELL, MA

AGE	SIZE OF COHORT 1990	2000	2010	% CHANGE, 2000 TO 2010
0-4	8930	7696	7828	1.7%
5-9	7644	8261	6673	-19.2%
10-14	6620	7945	6325	-20.4%
15-19	7697	8111	8740	7.8%
20-24	10859	8892	10071	13.3%
25-34	20934	18025	17130	-5.0%
35-44	12768	16137	14218	-11.9%
45-54	8036	11588	14437	24.6%
55-59	3654	4026	5897	46.5%
60-64	3787	3173	4482	41.3%
65+	12510	11313	10718	-5.3%
TOTAL:	103,439	105,167	106,519	1.3%

Age cohort 0-19

Decrease 2,447 +8%

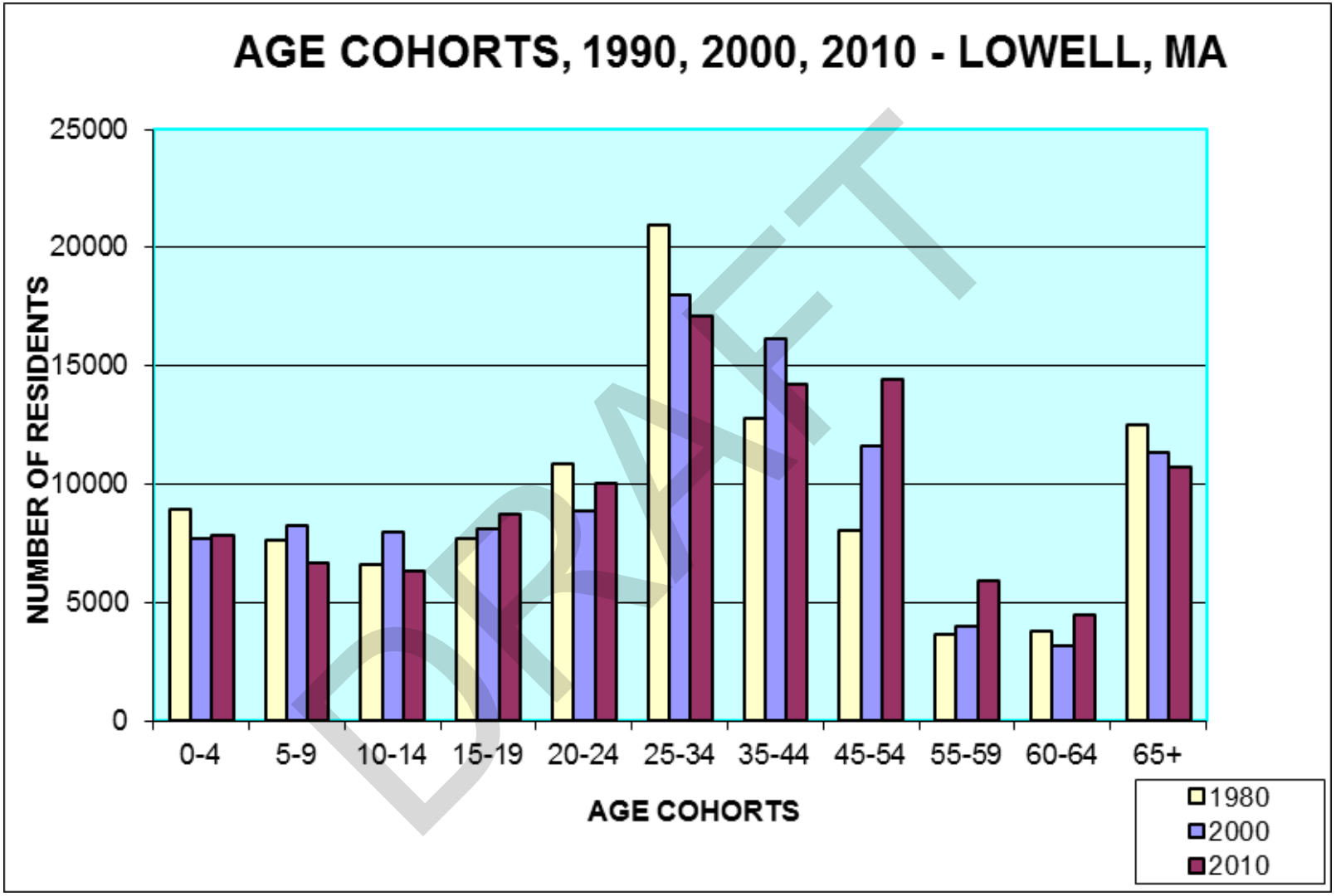
Age cohort 25-44

Decrease -1,635 (-4%)

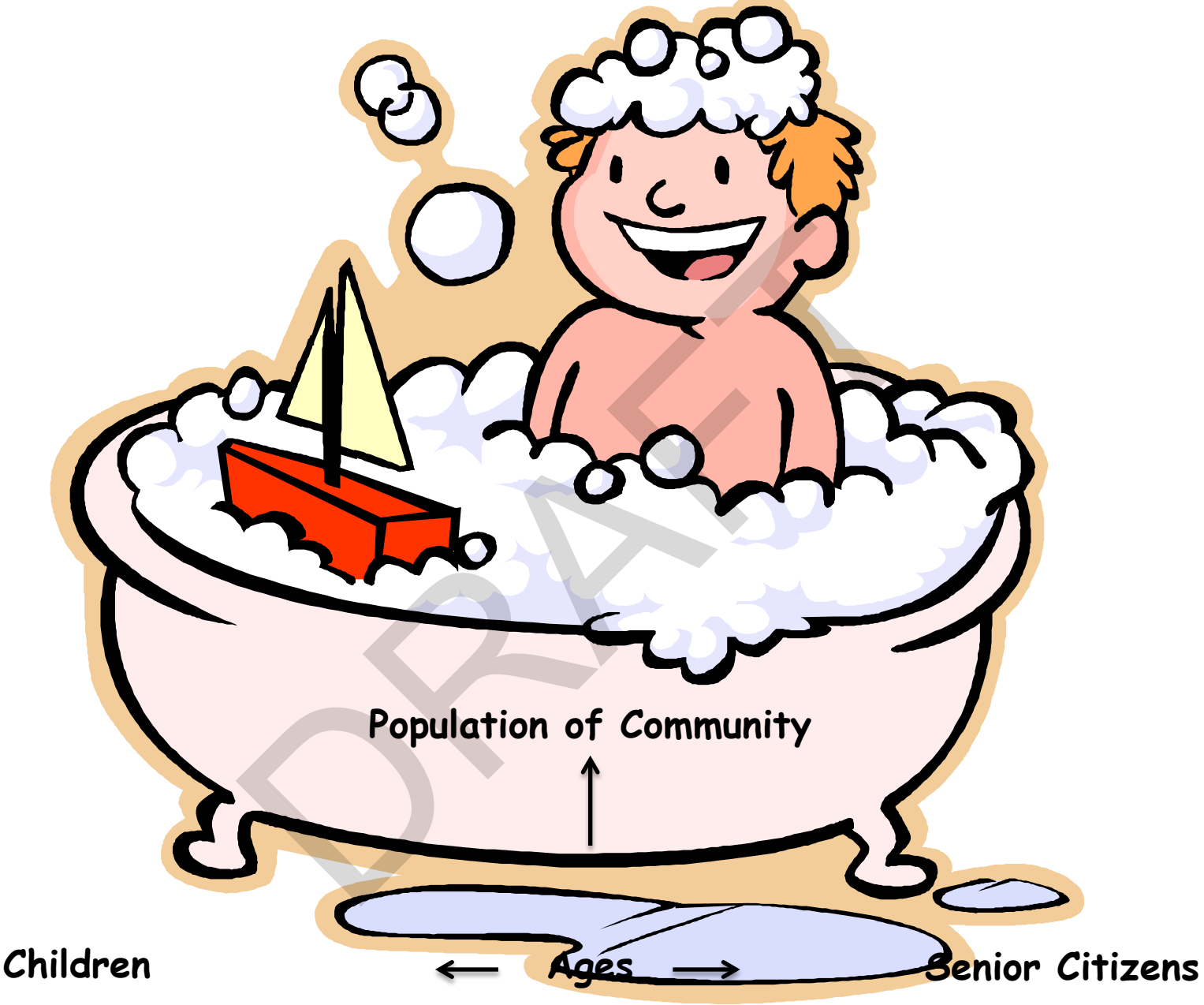
Age cohort 45+

Increase +5,434 (+18%)

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Due to changing sizes of age-cohorts, school populations often do not match with rising/shrinking population totals of communities



Due to changing sizes of age-cohorts, school populations often do not match with rising/shrinking population totals of communities

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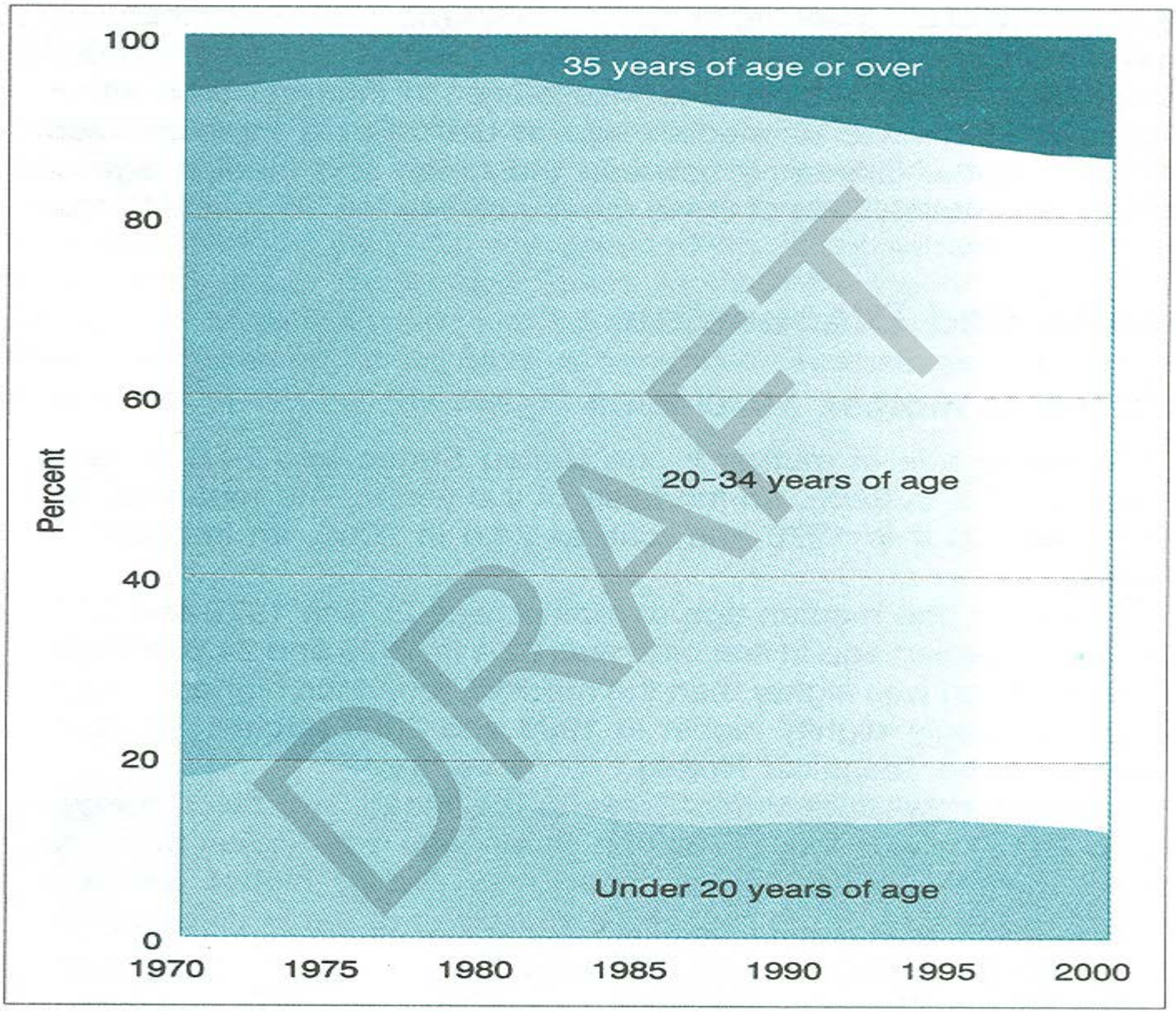
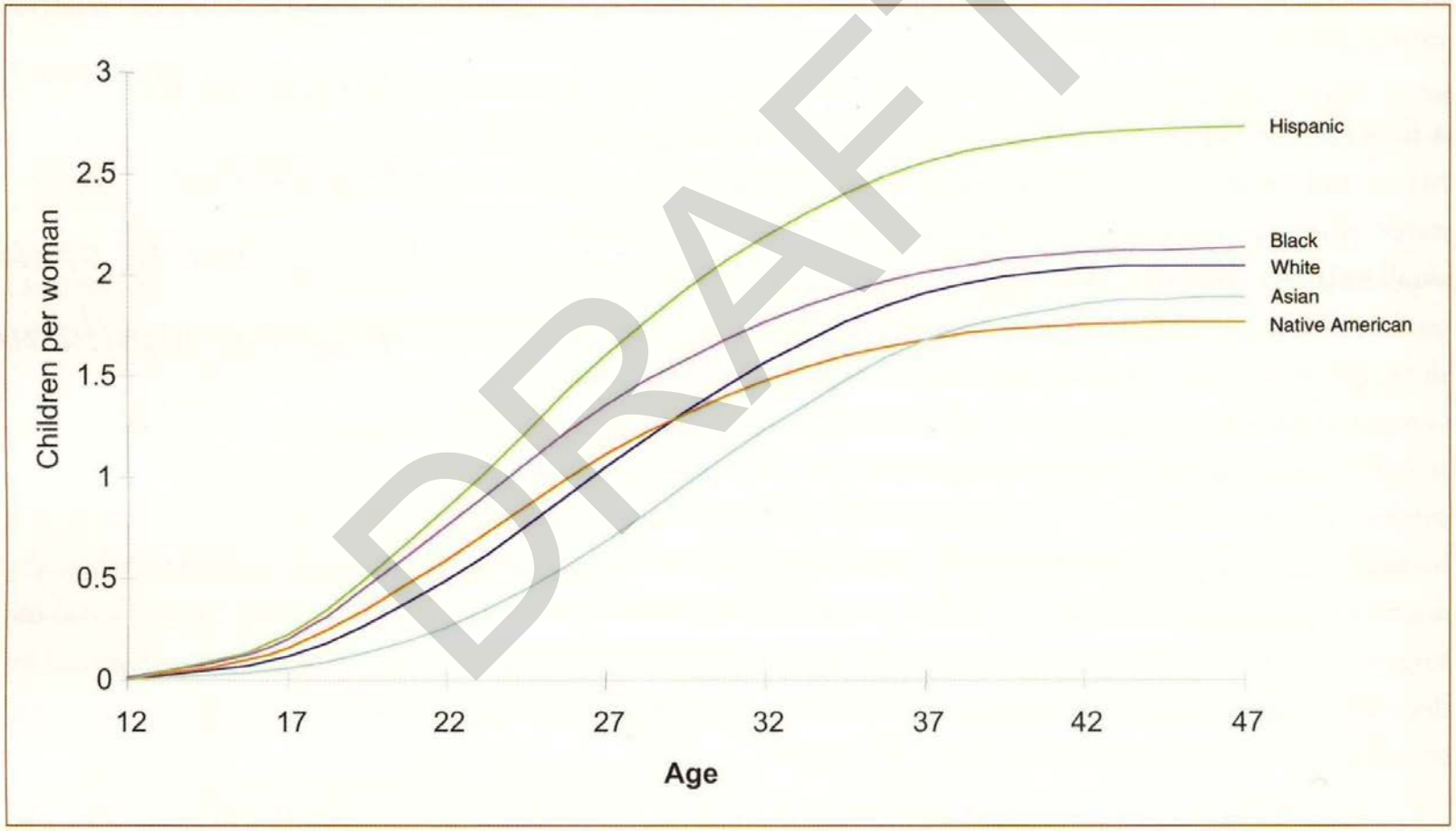


Figure 1. Percent of all live births by age of mother, 1970–2000

Fertility Rate by Age, Race, & Ethnicity

Figure 2: U.S. Fertility Rate by Age, Race, and Ethnicity



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BIRTHS IN THE RECESSION

- From 2003, U.S. births rose to a peak in 2007
- U.S. births declined 2% in 2008 and an additional 2.6% in 2009
- Pew Research Center found that states hardest hit by the recession experienced the largest declines in births
- Pew Center estimates that 14% of Americans age 18-34 postponed having a child (2% with incomes above $75,000)
- Less “hope” = fewer births

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BIRTHS IN THE RECESSION (continued)

- **Recession accelerated an ongoing trend in New England - region already had some decline, due to higher median ages**
- **CT dropped 8.6% (41,684 in 2007 to 38,083 in 2009)**
- **RI declined 8.1% (12,503 in 2007 to 11,494 in 2009)**
- **VT dropped 5.8% (6,492 in 2007 to 6,118 in 2009)**
- **ME declined 4.7% (14,177 in 2007 to 13,506 in 2009)**
- **NH dropped 4.4% (14,397 in 2007 to 13,764 in 2009)**
- **MA declined 3.9% (77,731 in 2007 to 74,643 in 2009)**

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TABLE 4
PERCENTAGE OF K-12 ENROLLMENT IN POPULATION

STATE OF MASSACHUSETTS:

		POPULATION	PUBLIC K-12 ENROLLMENT*	% K-12 ENR. IN POPULATION
1990		6,016,425	828,816	13.8%
2000		6,349,097	959,655	15.1%
2010		6,547,629	926,940	14.2%

*** Massachusetts Department of Elementary and Secondary Education**

CITY OF LOWELL:

		POPULATION	LPS K-12 ENROLLMENT	% K-12 ENR. (LPS) IN POPULATION
1990		103,439	13,308	12.9%
2000		105,167	15,635	14.9%
2010		106,519	13,122	12.3%

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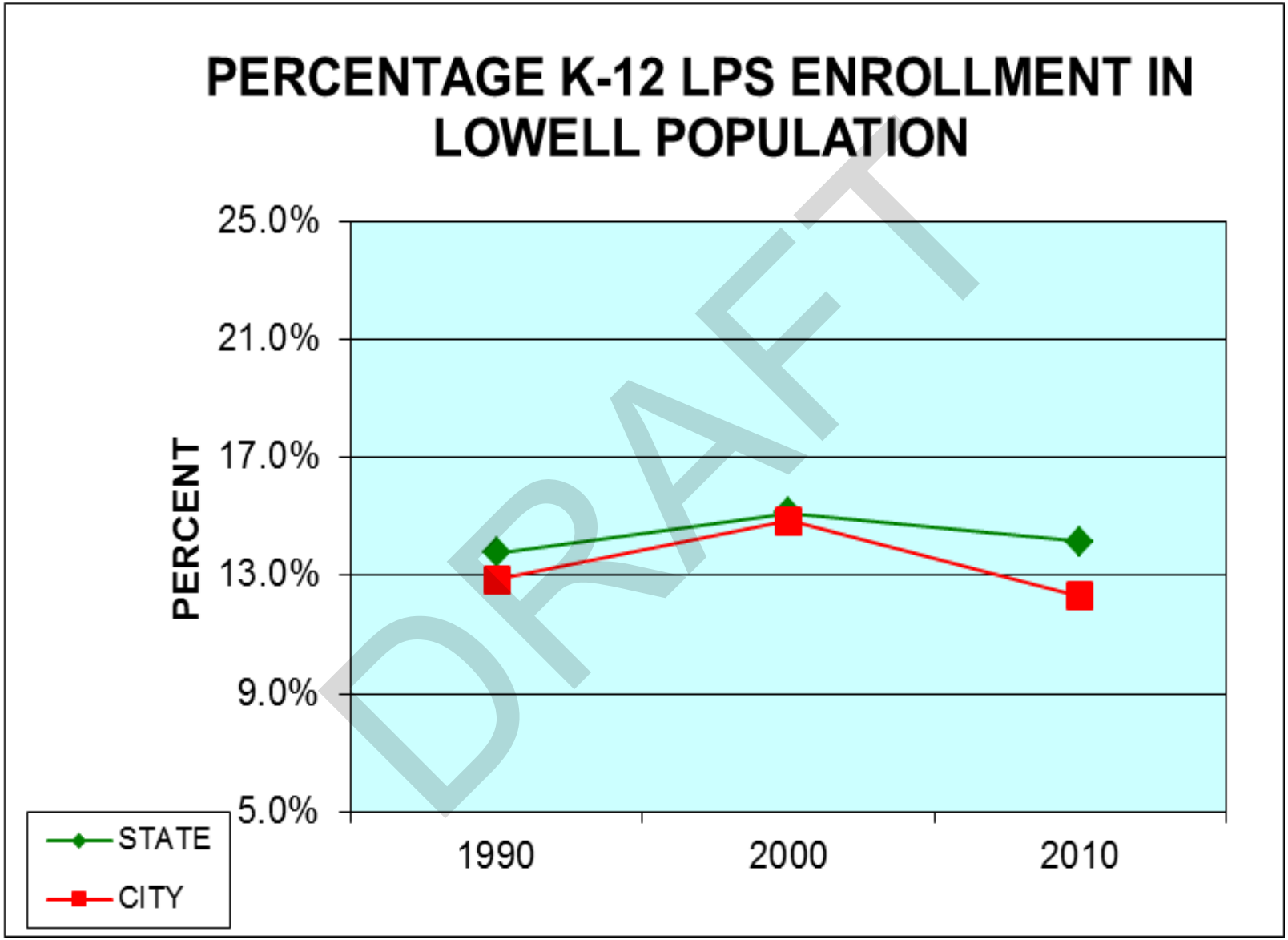

PERCENTAGE K-12 LPS ENROLLMENT IN LOWELL POPULATION
25.0%
21.0%
17.0%
13.0%
9.0%
5.0%
PERCENT
1990
2000
2010
STATE
CITY
DRAFT

TABLE 5
POPULATION BY RACE AND HISPANIC ORIGIN

STATE OF MASSACHUSETTS:

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	5,405,374	300,130	143,392	167,259	10.2%	287,549	4.8%
2000	5,367,286	343,454	238,124	400,233	15.5%	428,729	6.8%
2010	5,265,236	434,398	349,768	498,227	19.6%	627,654	9.6%

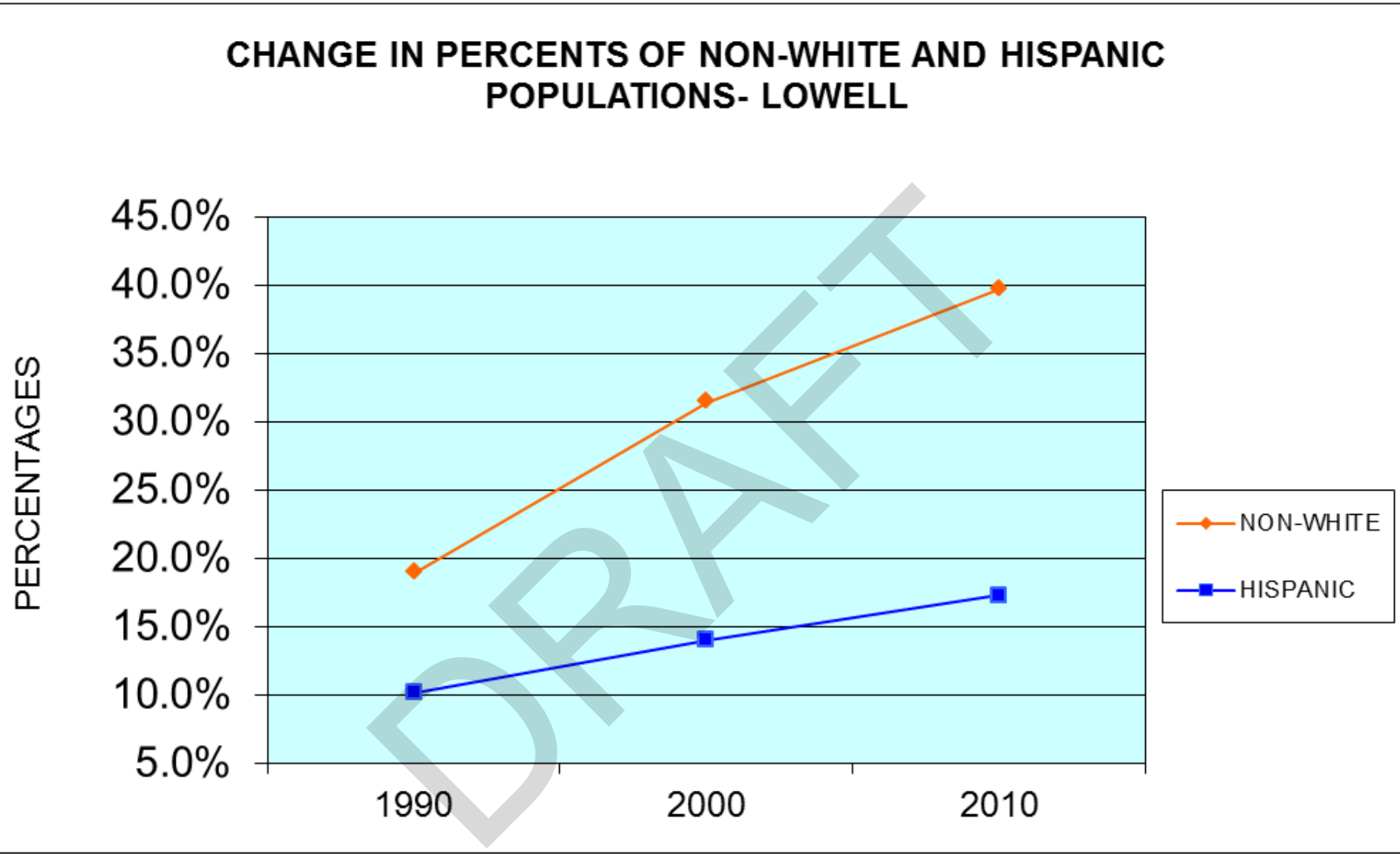
MIDDLESEX COUNTY:

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	1,287,412	40,236	51,826	18,994	7.9%	47,383	3.4%
2000	1,258,476	49,310	91,685	65,925	14.1%	66,707	4.6%
2010	1,202,411	70,021	139,943	90,710	20.0%	98,350	6.5%

CITY OF LOWELL:

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	83,859	2,474	11,493	5,613	18.9%	10,499	10.1%
2000	72,145	4,423	17,371	11,228	31.4%	14,734	14.0%
2010	64,240	7,238	21,513	13,528	39.7%	18,396	17.3%

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Note: Lowell has the second largest Cambodian population in the U.S., and has a consulate of the Government of Cambodia. Among Lowell's Asian population, 52% have roots in Cambodia. Among Lowell's Hispanic population, 65% have roots in Puerto Rico. Lowell has an annual African Festival in June, and a Folk Festival in July – among its cultural celebrations.

TABLE 6
NUMBER OF DWELLING UNITS AND PERSONS PER UNIT

STATE OF MASSACHUSETTS:

		NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990		2,472,711		2.4
2000		2,621,989	6.0%	2.4
2010		2,808,254	7.1%	2.3

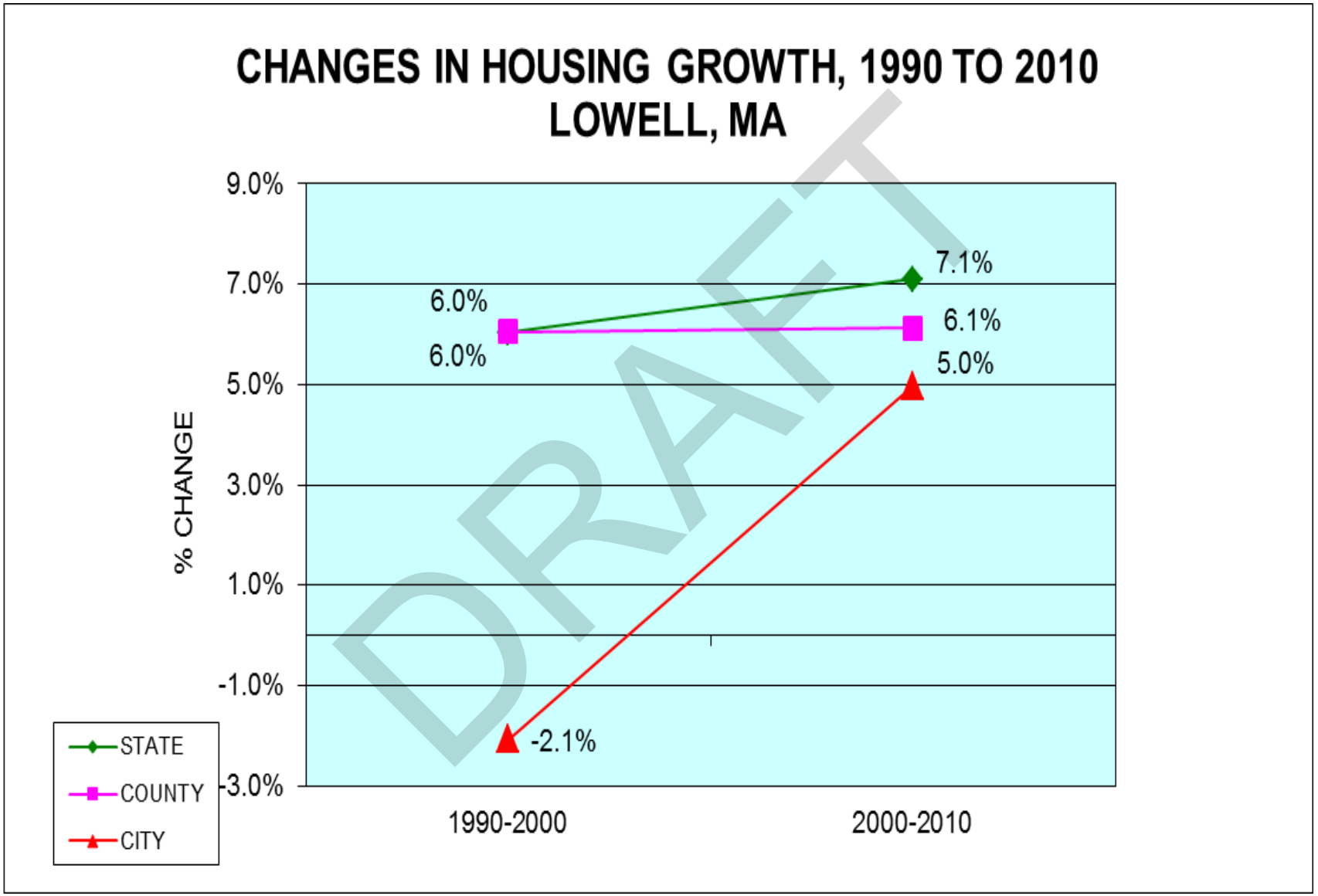
MIDDLESEX COUNTY:

		NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990		543,796		2.6
2000		576,681	6.0%	2.5
2010		612,004	6.1%	2.5

CITY OF LOWELL:

		NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990		40,302		2.6
2000		39,468	-2.1%	2.7
2010		41,431	5.0%	2.6

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CHANGES IN HOUSING GROWTH, 1990 TO 2010
LOWELL, MA
9.0%
7.0%
5.0%
3.0%
1.0%
-1.0%
-3.0%
% CHANGE
6.0%
6.0%
7.1%
6.1%
5.0%
-2.1%
1990-2000
2000-2010
STATE
COUNTY
CITY
DRAFT

LOWELL GRANDPARENTS AS RESOURCES

725* Children below age of 18 with Grandparent(s) as Primary Care-Giver

+ 2,453* Children below age of 18 with Parent(s) as Primary Care-Giver (Grandparent(s) live in home)

= 3,178* Lowell Children below age of 18
= 22% of K-12 students

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* Subtracting out the charter school children, the estimate for the LPS would be 689 children with Grandparent(s) as Primary Care-Giver plus 2,331 additional children with Grandparent(s) living in home = 3,020 children

Source: U.S. Census American Community Survey, 2010 estimate

TABLE 6A
LOWELL HOUSING DETAIL

2000 Dwellings	Occupied	Vacant	2010 Dwellings	Occupied	Vacant
39,468 76 mobile (est.)	37,887 96% occupied 43% owner occupied 57% renter occupied	1581 87 for seasonal use 3.1% rental vacancy rate	41,431 19 mobile (est.)	38,470 93% occupied 45% owner occupied 55% renter occupied	2,961 123 for seasonal use 7.1% rental vacancy rate

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Source: U.S. Census, Tables DP-1,4

TABLE 6B
LOWELL BUILDING PERMITS

	Units				Units		
Year	S-F	Duplex	Multi-	Year	S-F	Duplex	Multi-
1980	45	6	30	1997	53	6	
1981	31	6	51	1998	120	6	18
1982	46	8	135	1999	73		24
1983	208	18	145	2000	98	2	6
1984	146	18	296	2001	35	20	20
1985	325	48	219	2002	35	26	27
1986	244	62	991	2003	129	2	14
1987	130	28	21	2004	191		24
1988	157	48	66	2005	191		120
1989	74	24	162	2006	143	14	11
1990	36	8		2007	101	8	5
1991	42	2		2008	92	2	47
1992	60	6		2009	27	2	
1993	45	2		2010	39	2	
1994	41	18	4	2011	44		46
1995	53	6		2012	11	8	
1996	29	4		2013 to Jan 31			15

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Sources: Building Dept./Town Report/HUD; some years differ slightly

TABLE 6C
LOWELL HOUSING

Year	# Single-Family	Median Sales Price	# Condo Units
1993	417	$90,000	166
1994	472	$89,000	211
1995	405	$91,000	276
1996	545	$95,000	238
1997	593	$99,000	256
1998	649	$119,000	304
1999	698	$130,000	410
2000	629	$151,000	477
2001	541	$176,000	409
2002	464	$206,000	336
2003	607	$230.,000	463
2004	796	$252,000	666
2005	767	$275,000	804
2006	533	$265,000	607
2007	413	$251,000	564
2008	420 (44)	$195,000	321 (41)
2009	437 (55)	$195,000	280 (28)
2010	412 (55)	$190,000	276 (35)
2011	410 (40)	$183,000	221 (26)
2012	417 (52)	$185,000	234 (32)

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2013 through February 28, **46** S-F homes sold, and **36** condos.
Numbers in parenthesis are sales through February 28

Source: The Warren Group, *Banker & Tradesman*

TABLE 6D
LOWELL HOUSING FACTORS

- Realtors indicate a gradual uptick in sales
- Demand is high at low-end of the market, and for rentals; as dorms are built, students will vacate their current apartments, making these available for newly-arrived persons/families
- Some purchases at lower end are for renovation and resale
- Regionally, there are indicators that significant numbers of “empty nesters” and “baby boomers” may downsize, vacating single-family 3-4 bedroom homes; these residences would often be acquired by families with school-aged children
- The city is near build-out, and there is a land conservation effort

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TABLE 6D
LOWELL HOUSING FACTORS (continued)

- Several projects that had been delayed are now moving forward (lists below)

- Approved in 2010 and 2012 (now active): Rogers St. 4 condos; Boot Mill, John St. 76 unit condo conversion; Chambers Estates, 945 Middlesex St. 7 townhouses; (no name) renovate and convert to 22 residential units; Chippewa, Rock Sts. construct 9 duplexes

- Proposed, not yet approved (may advance): 109 Jackson St. in existing mill, 26 market rate units and 26 affordable units; 101 Jackson St. mixed use, mostly commercial; 169 Bridge St. Mass Mills, Phase I 13 market rate units and 57 affordable units; Phase II units not known; 71 Jackson St. mill conversion 3+ years out, 95,000 s.f. 20-50% affordable; Hamilton Canal District #8/#9, two multi-family structures, 60-70 units each, 1-2 BR approx. 5 years out, 80% market/20% affordable; River's Edge, 17 market rate units, 11 affordable units; Umass-Lowell housing expansion may pull some students out of rental properties thereby creating some (needed) additional available space

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TABLE 6E
OTHER LOWELL ENROLLMENT FACTORS

- In 2012-13, 750 students attend two public charter schools – Lowell Community Charter School (K-6) and Middlesex Academy Charter School (Grades 9-12)

- The new Lowell Collegiate Charter School recently has received a charter and permits to open in 2013-14 with about 75 students in each grade K-5, and to grow an additional grade each year, becoming a K-12 public charter school – the enrollment projections in this report assume that all of these students will come from the group that otherwise would have attended the Lowell Public Schools, thus their numbers have been deducted from the projection forecast in this report

- On the “Historical Enrollments” page, note the yellow boxes which display the changes in enrollment between October 1, 2012 and March 1, 2013 - these are potential considerations for adjustments to the 2013-14 projections, however, no adjustments have yet been made as a result of this factor

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LOWELL: A "GATEWAY CITY"

Lowell's Citywide Master Plan envisions two trends as especially important in the two decades 2010-2030:

- **Americans from a wide range of backgrounds have begun to embrace the vitality and energy of cities as unique and desirable places to live**

- **The nation's economy has become increasingly driven by service and knowledge-based industries, with access to creative and educated employees who can adapt to ever-changing work environments**

Note: The recent strengthening of UMASS-Lowell is consistent with this vision; the modest population increases and job expansion forecasts on the slides below may prove to be overly modest estimates, given the City's recent successes

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LOWELL: A "GATEWAY CITY" (continued)

Demographics of the Northern Middlesex Regional Transportation Plan forecast:

- **The number of households in Lowell to increase from 38,470 in 2010, to 38,650 by 2020 and 39,370 by 2025**

- **The number of jobs in Lowell to increase from 33,204 in 2010, to 36,520 by 2020 and 36,680 by 2025**

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TABLE 7
NUMBER OF LPS STUDENTS PER DWELLING UNIT

STATE OF MASSACHUSETTS:

		# OF HOUSING UNITS	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER UNIT
1990		2,472,711	828,816	0.34
2000		2,621,989	959,655	0.37
2010		2,808,254	926,940	0.33

2010 Number of Households with individuals under 18: 784,853
2010 Percentage of Households with individuals under 18: 30.8%

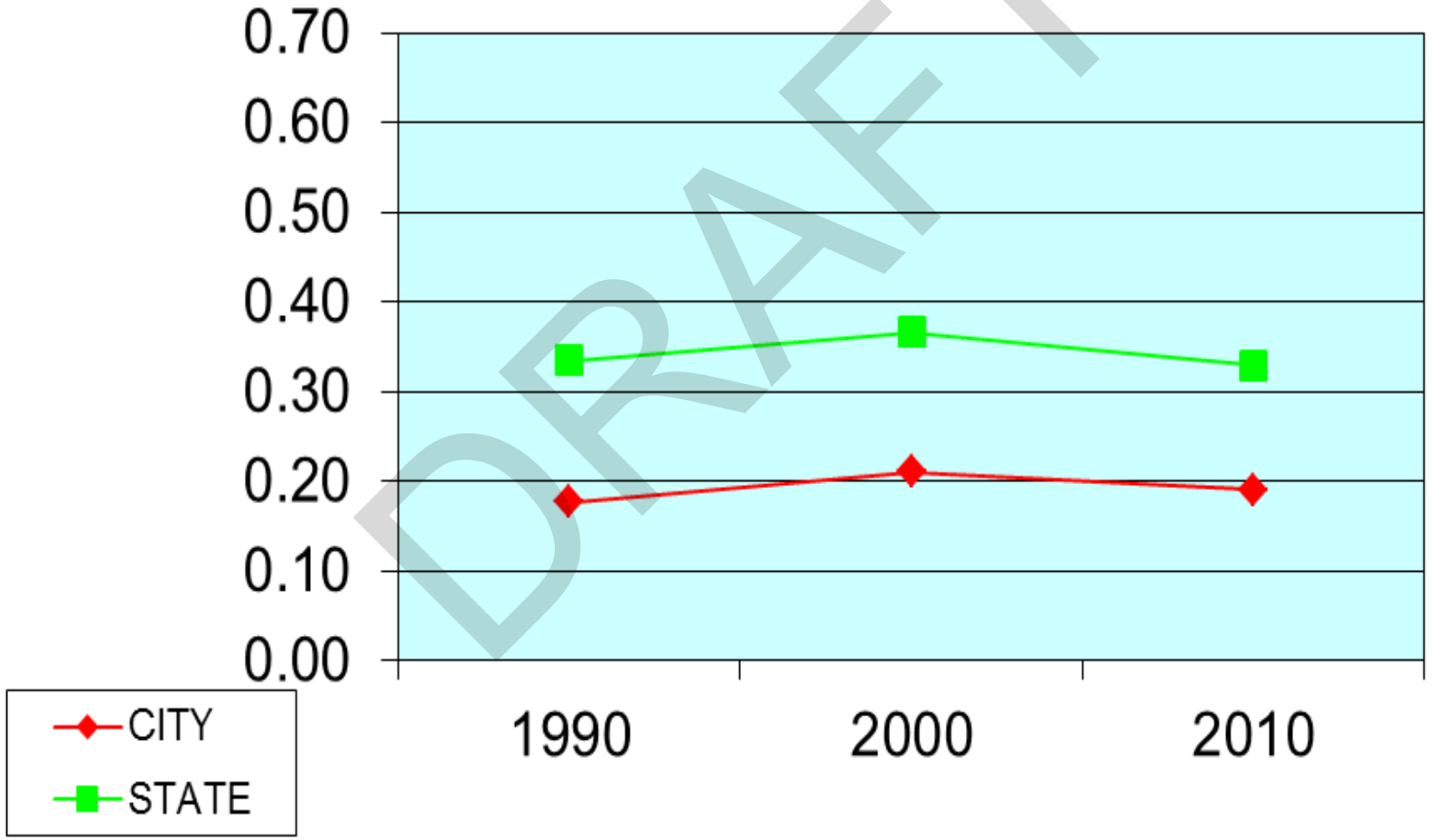
CITY OF LOWELL:

		# OF HOUSING UNITS	LPS K-12 ENROLLMENT	K-12 LPS STUDENTS PER UNIT
1990		40,302	7,122	0.18
2000		39,468	8,306	0.21
2010		41,431	7,891	0.19

2010 Number of Households with individuals under 18: 13,432
2010 Percentage of Households with individuals under 18: 34.9%

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K-12 PUBLIC SCHOOL STUDENTS (LPS) PER LOWELL DWELLING UNIT



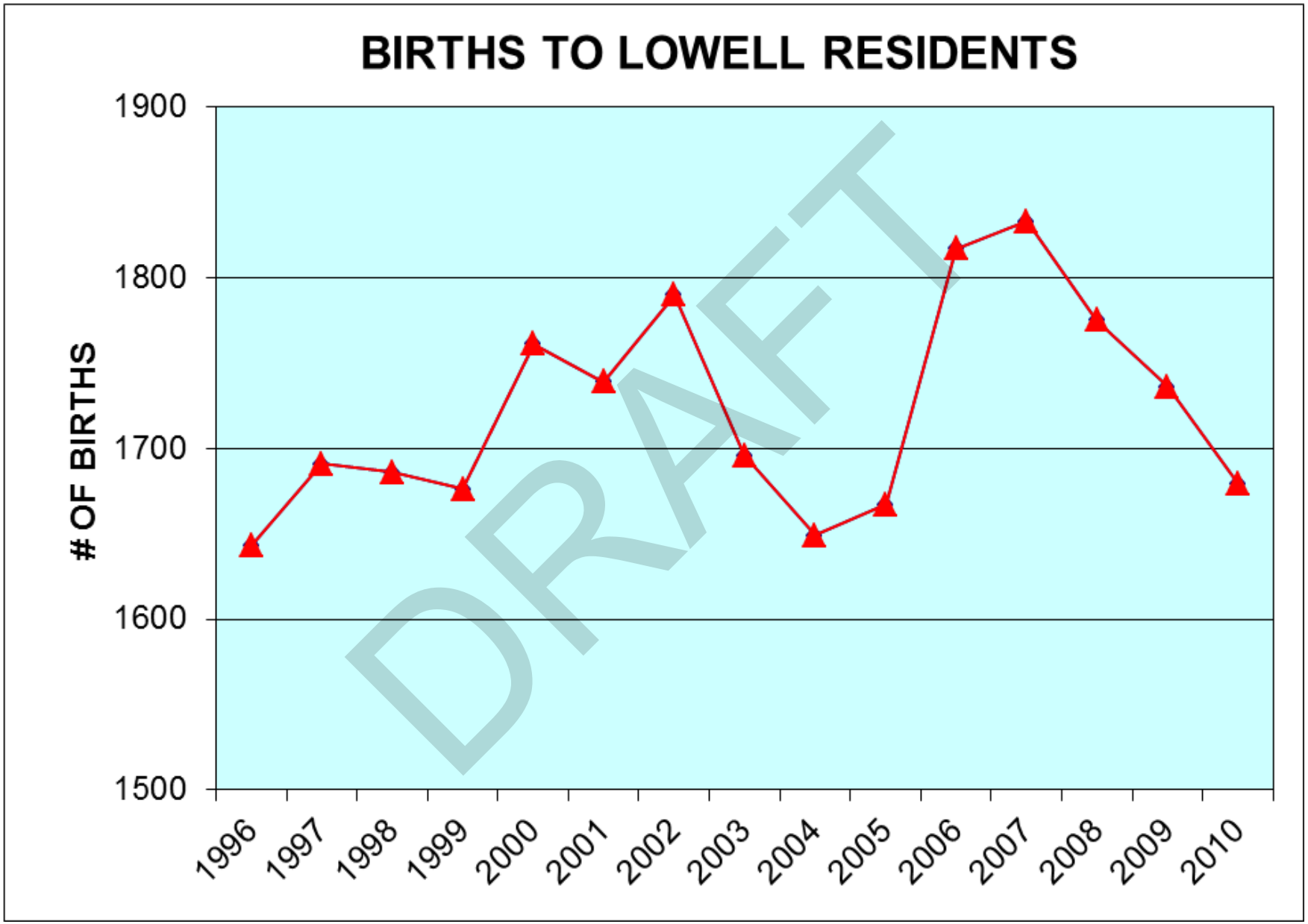
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TABLE 8
LIVE BIRTHS TO RESIDENTS OF LOWELL

YEAR	# OF BIRTHS	AVERAGE	% CHANGE
1996	1643		
1997	1691		
1998	1686	1691	
1999	1676		
2000	1761		1.0%
2001	1739		
2002	1790		
2003	1696	1708	
2004	1649		
2005	1667		2.8%
2006	1817		
2007	1833		
2008	1775	1756	
2009	1736		
2010	1679		

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Source: MA Department of Public Health

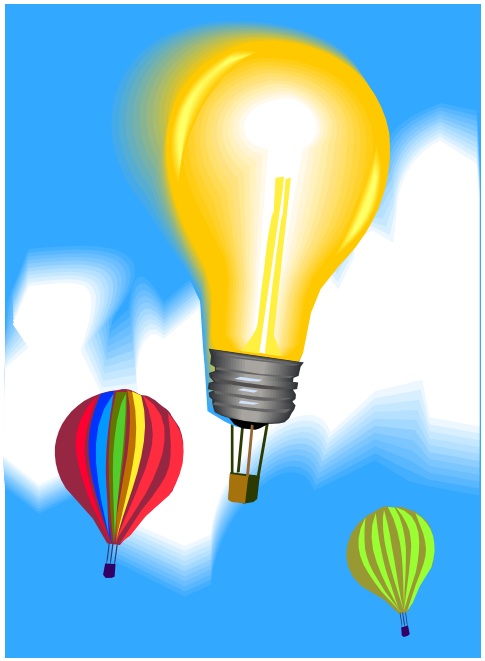

BIRTHS TO LOWELL RESIDENTS
OF BIRTHS
1900
1800
1700
1600
1500
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
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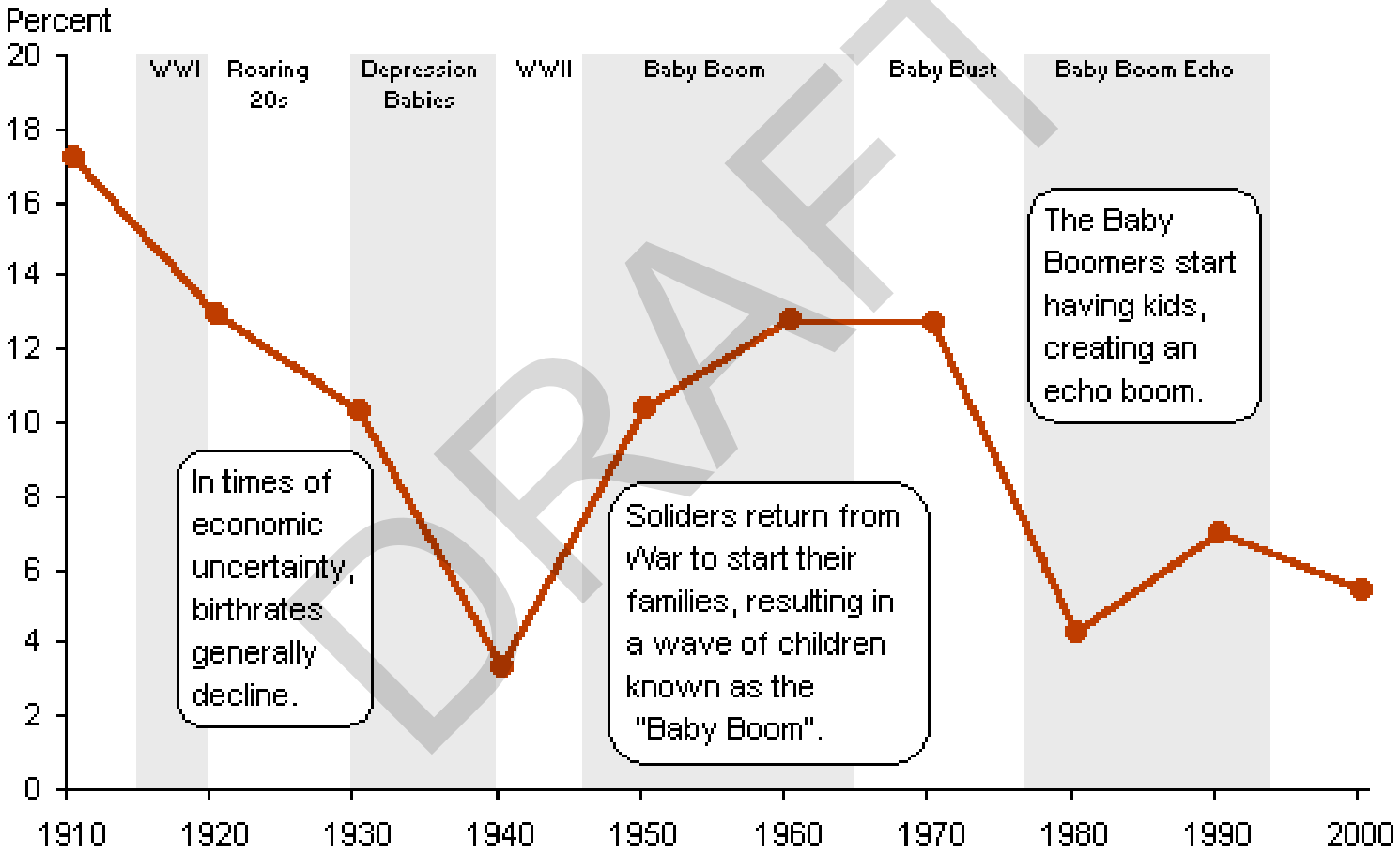
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HOW WE KNOW WHAT WE THINK WE KNOW:

REGIONAL AND NATIONAL DATA



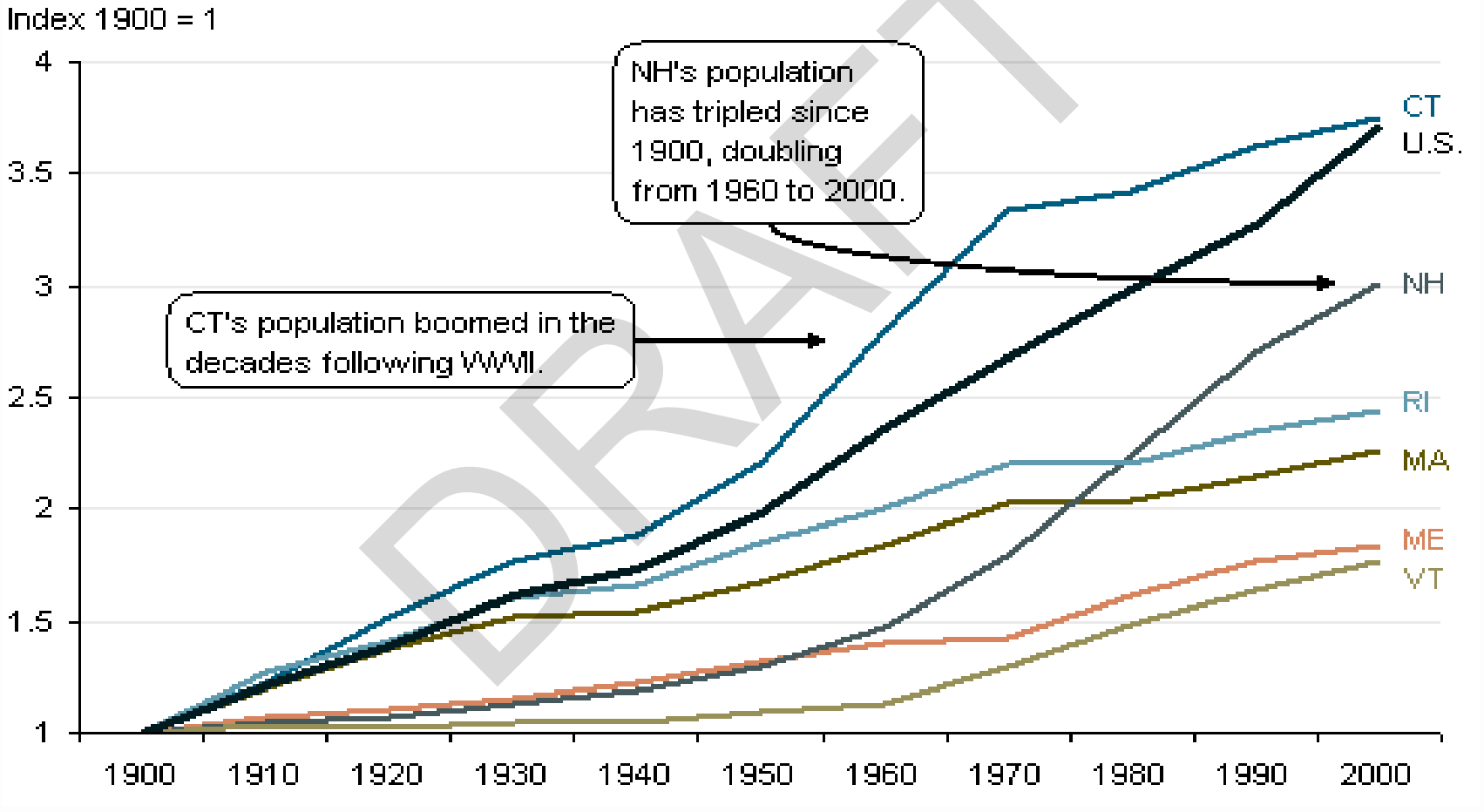
U. S. POPULATION: INCREASE FROM PREVIOUS CENSUS, 1910 - 2000



DRAFT

Source: Federal Reserve Bank of Boston; used with permission

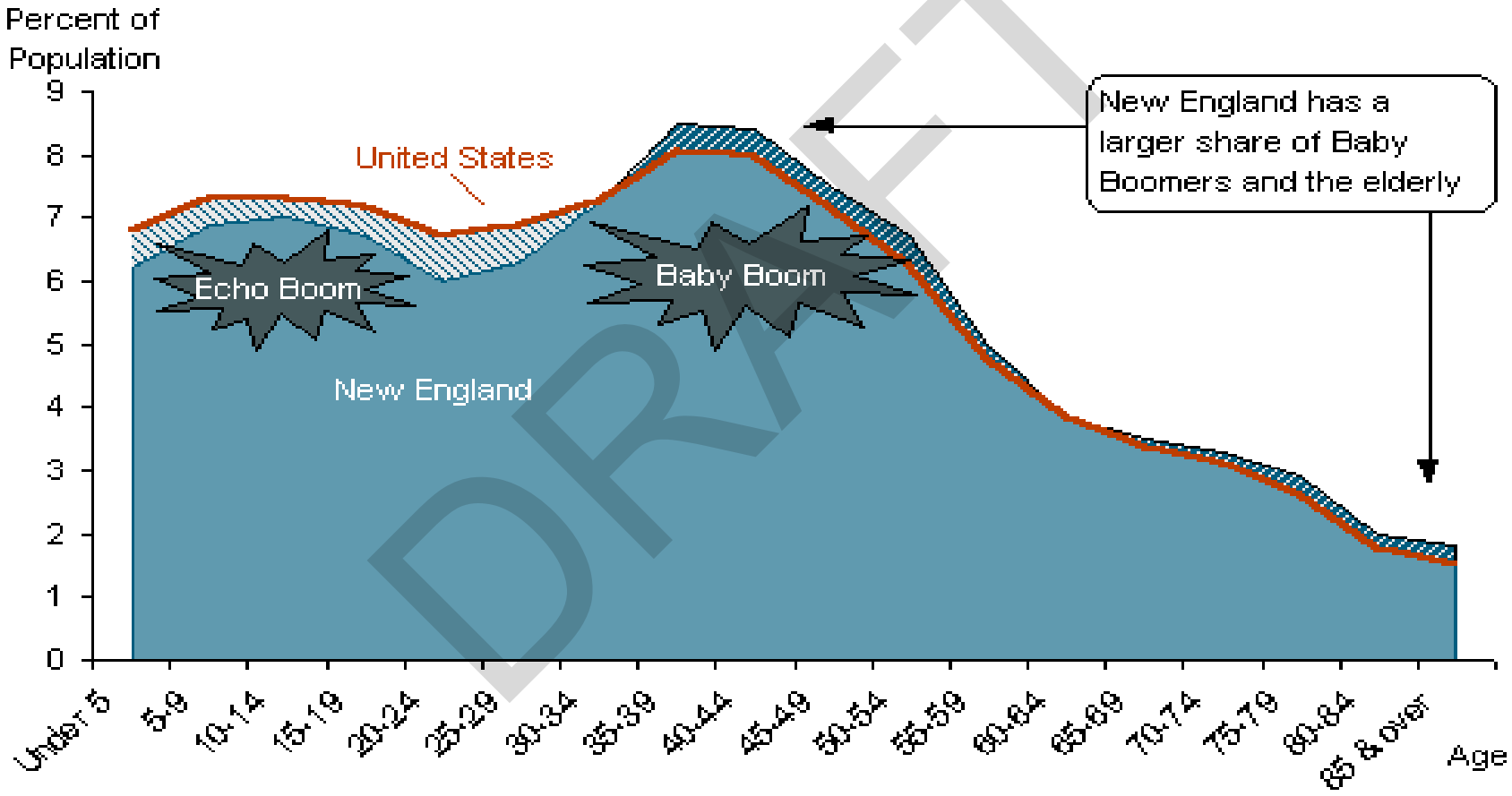
POPULATION INCREASE IN NEW ENGLAND STATES: 1900 - 2000



DRAFT

Source: Federal Reserve Bank of Boston; used with permission

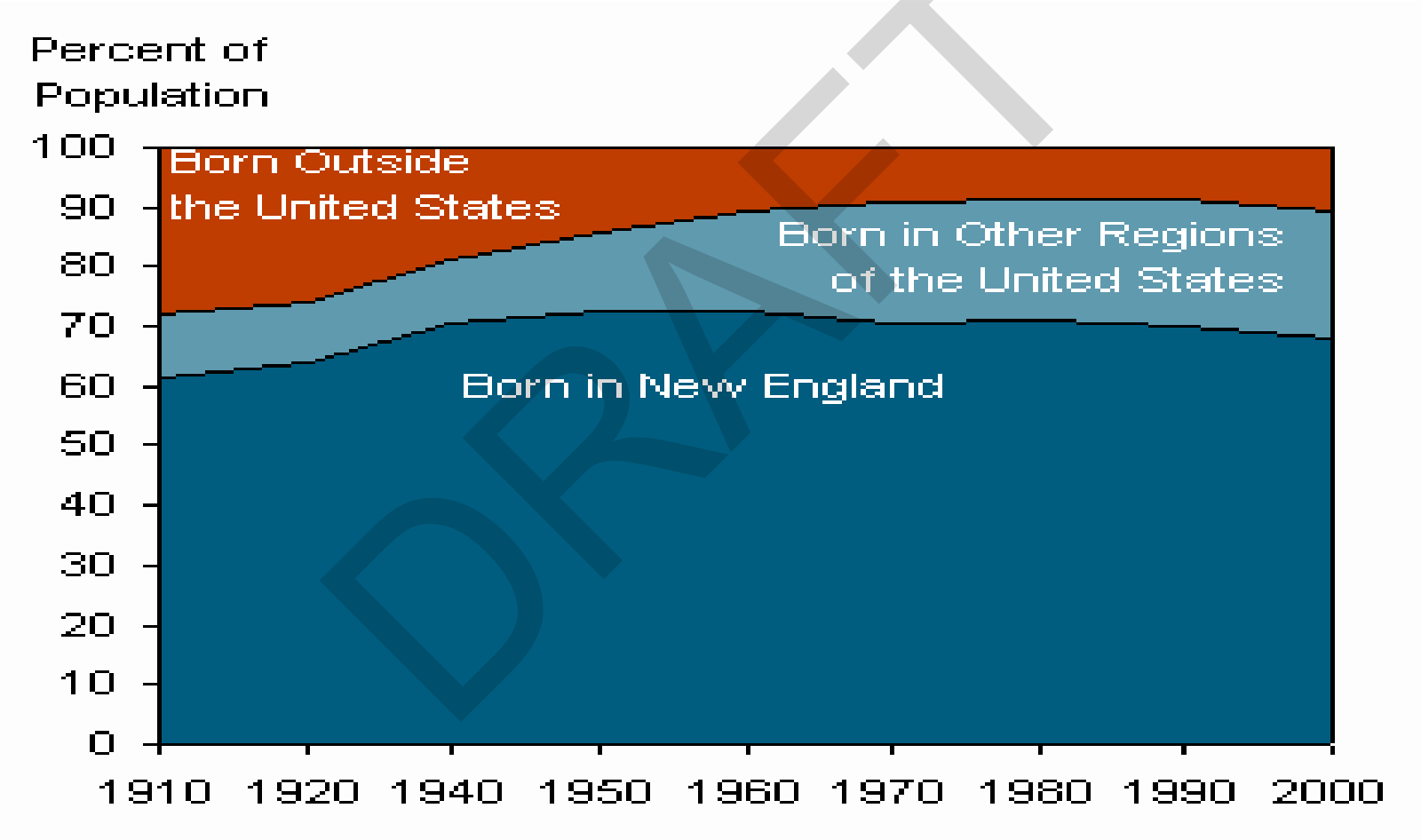
U.S. AND NEW ENGLAND IN 2000: AGE COHORT COMPARISON



DRAFT

Source: Federal Reserve Bank of Boston; used with permission

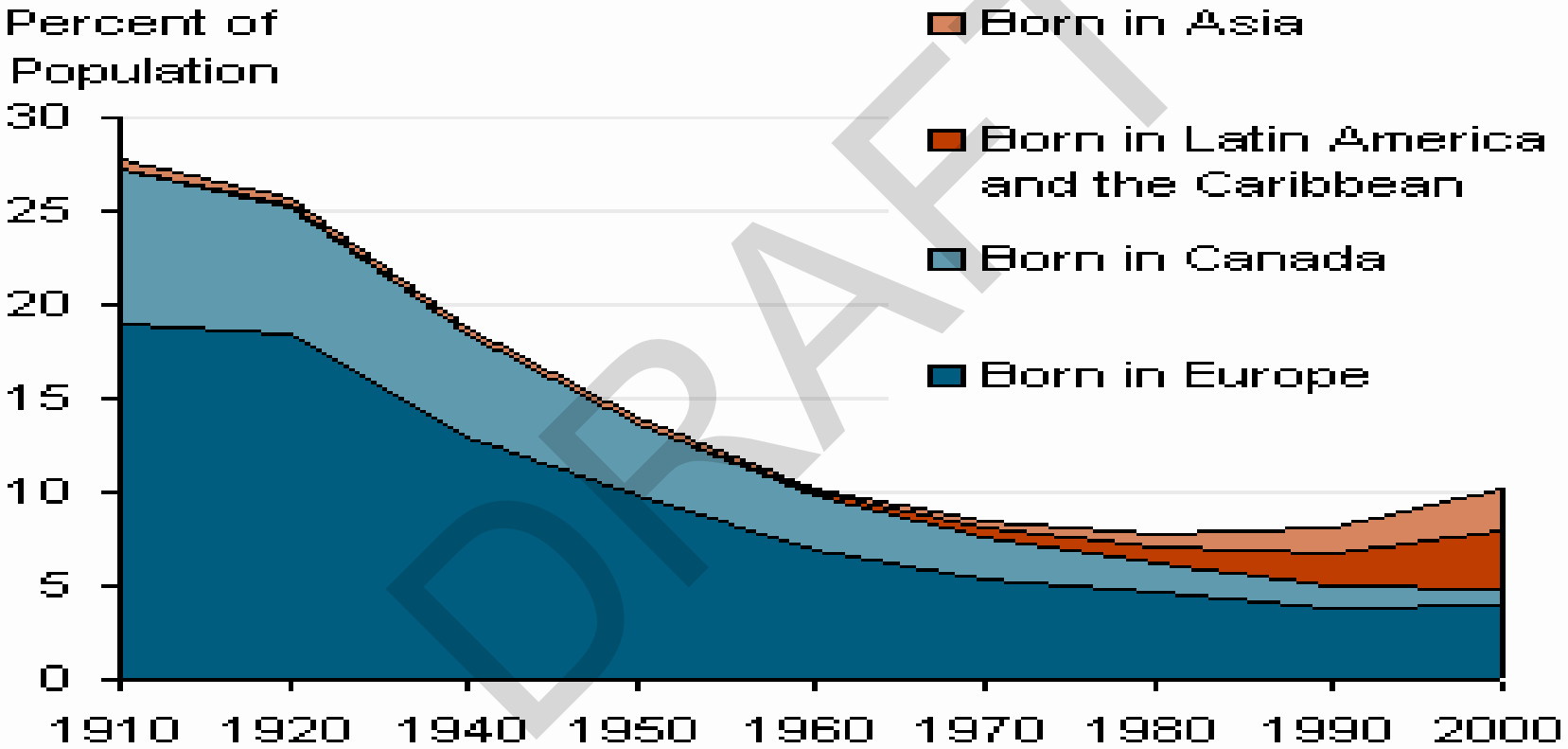
NEW ENGLAND RESIDENTS: LOCATION OF BIRTH, 1910 - 2000



DRAFT

Source: Federal Reserve Bank of Boston; used with permission

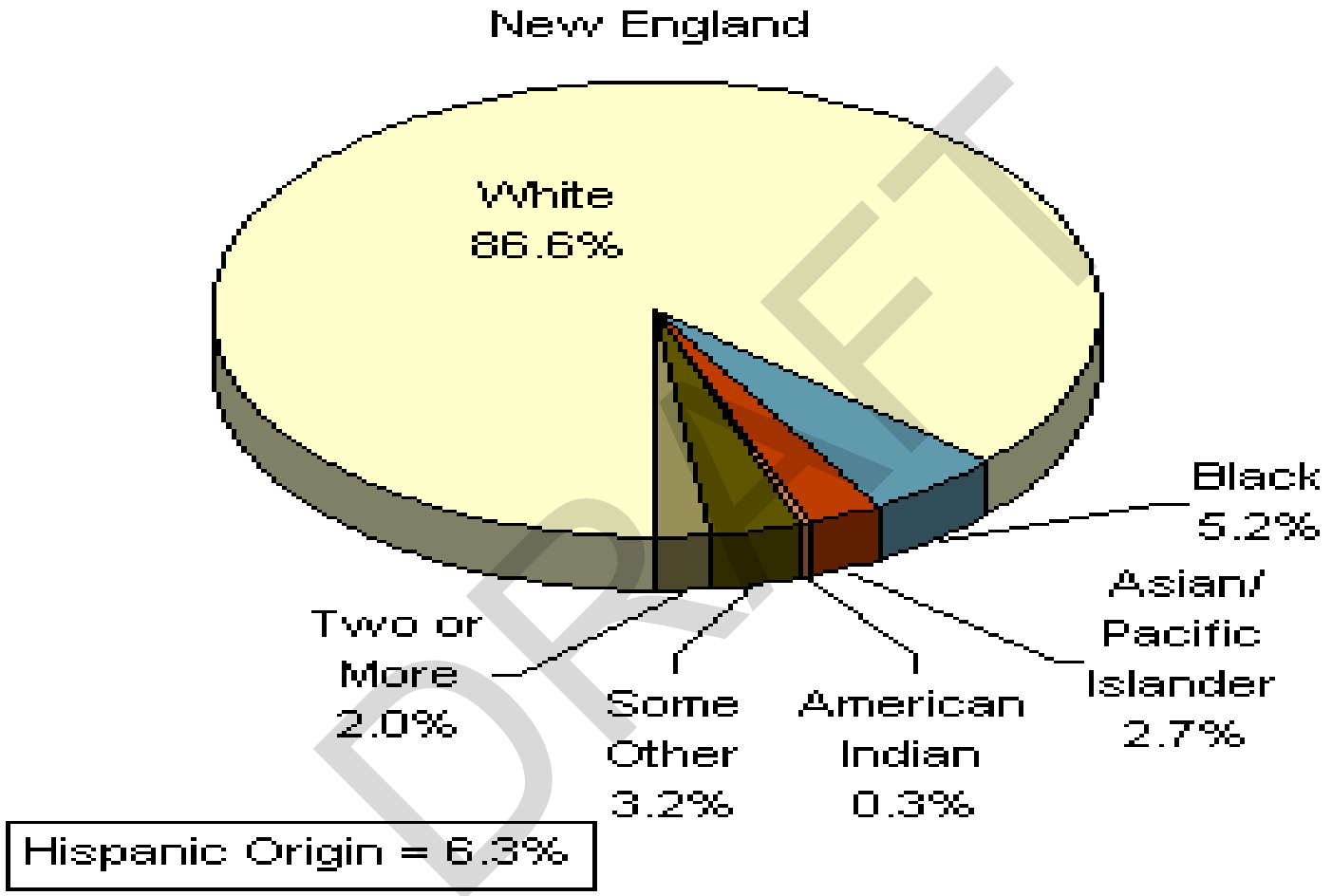
NEW ENGLAND RESIDENTS: BORN ABROAD, 1910-2000



DRAFT

Source: Federal Reserve Bank of Boston; used with permission

ETHNIC/RACIAL BREAKDOWN:
NEW ENGLAND, 2000

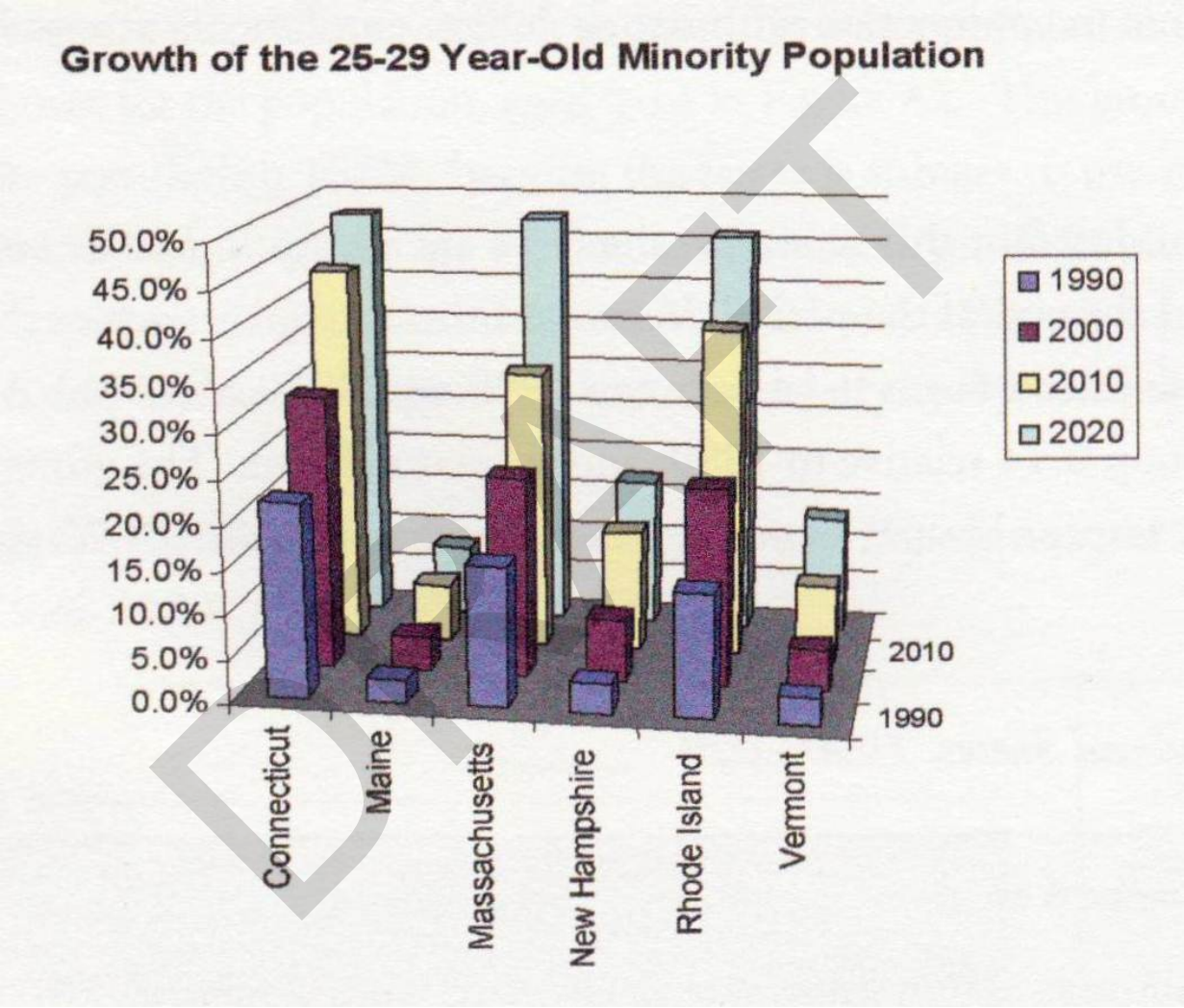


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Source: Federal Reserve Bank of Boston; used with permission

Note: on the three slides which follow, the numbers and percentages of minorities were increasing at greater rates in 2010 and 2020 than numbers of whites

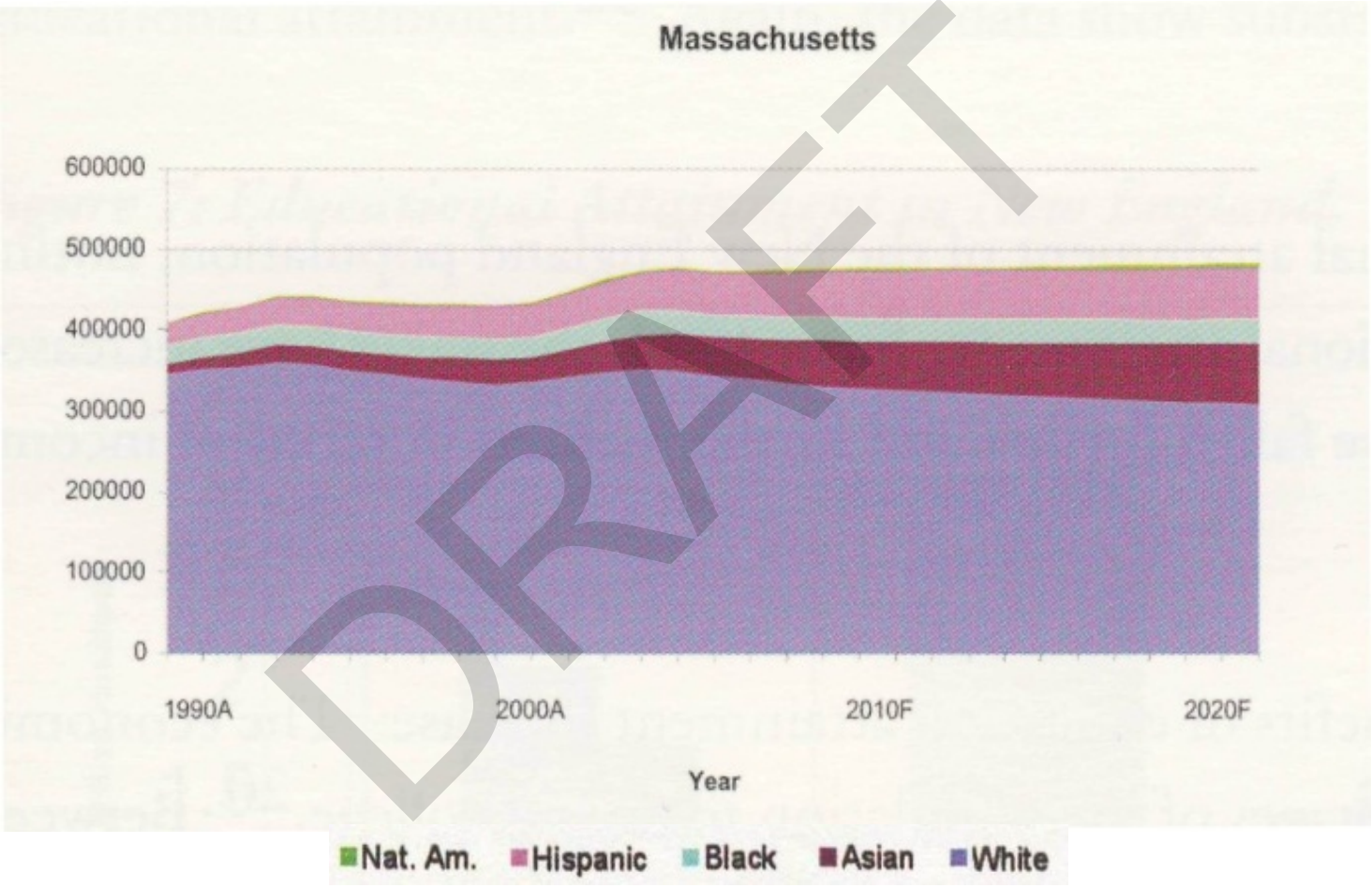
Minority Population Growth, Ages 25-29



DRAFT

Note: The numbers and percentages of minorities were increasing at greater rates in 2010 and 2020 than numbers and percentages of whites

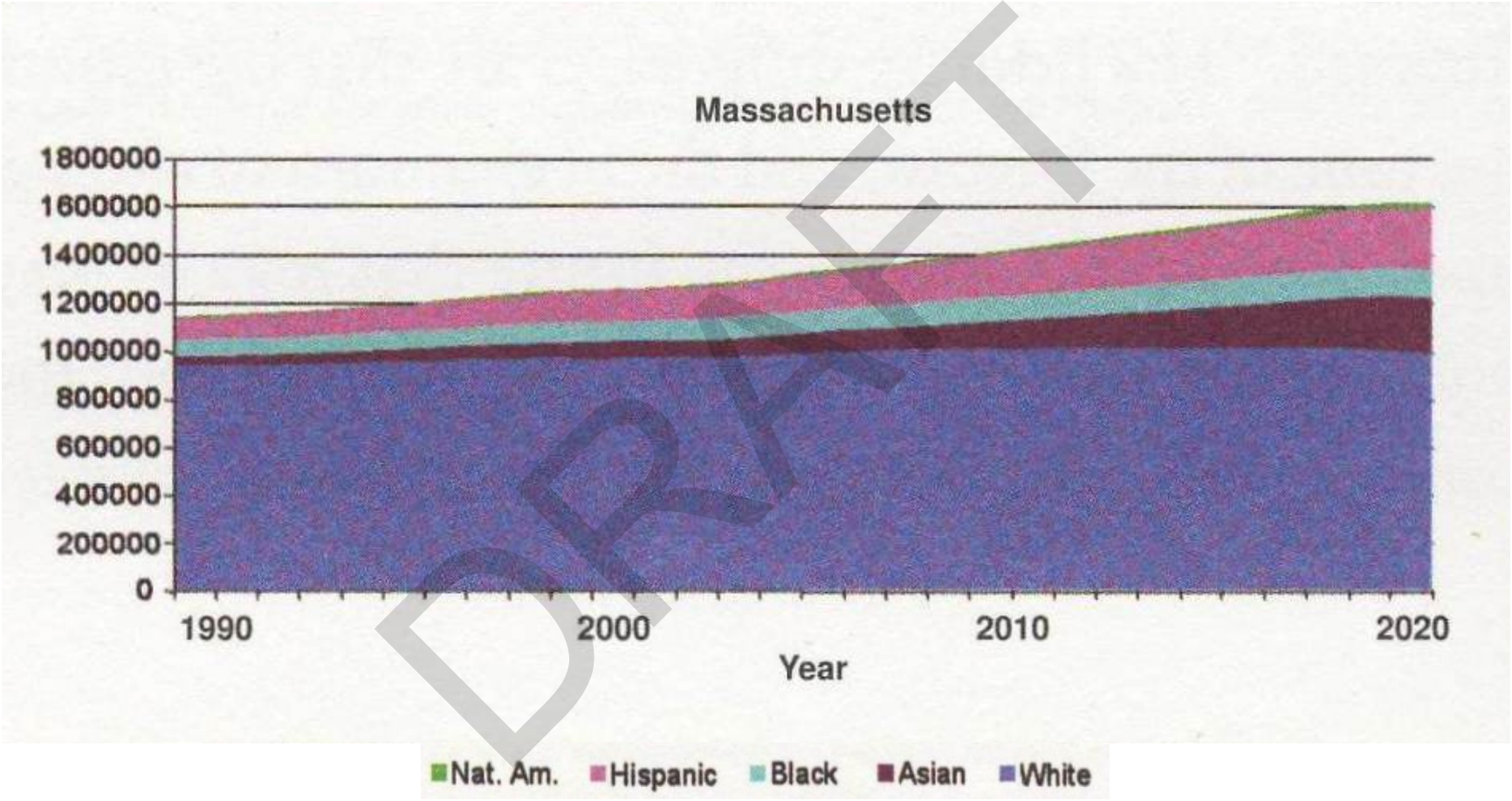
Forecast of Young Workers (25-29) by Race & Ethnicity



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Note: The numbers and percentages of minorities were increasing at greater rates in 2010 and 2020 than numbers and percentages of whites

0-14 Year Olds By Race % Ethnicity



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Note: The numbers and percentage of minorities were increasing at greater rates in 2010 and 2020 than numbers and percentages of whites

100 YEARS OF U.S. BIRTHS AND ECONOMIC CYCLES,1909-2009

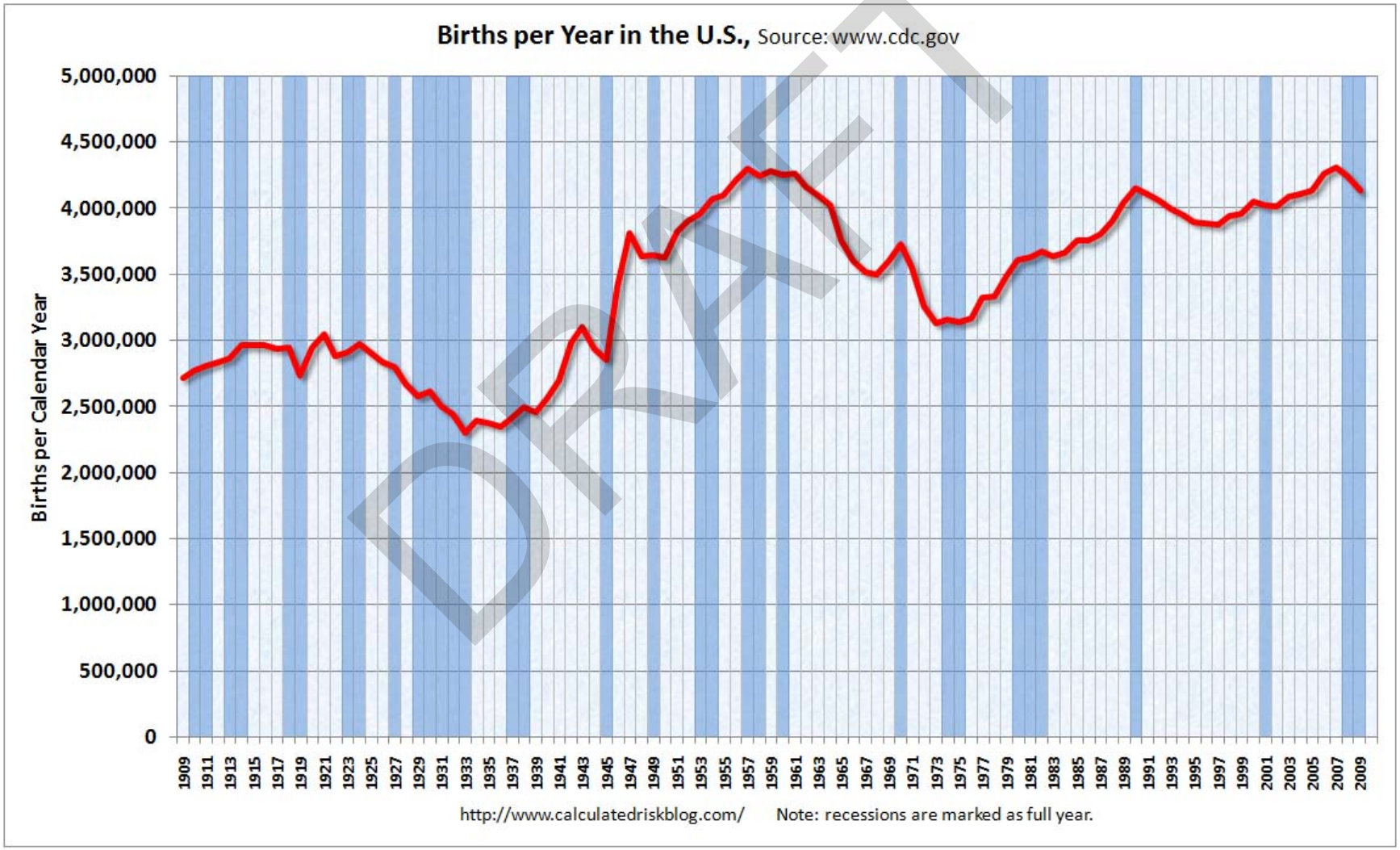
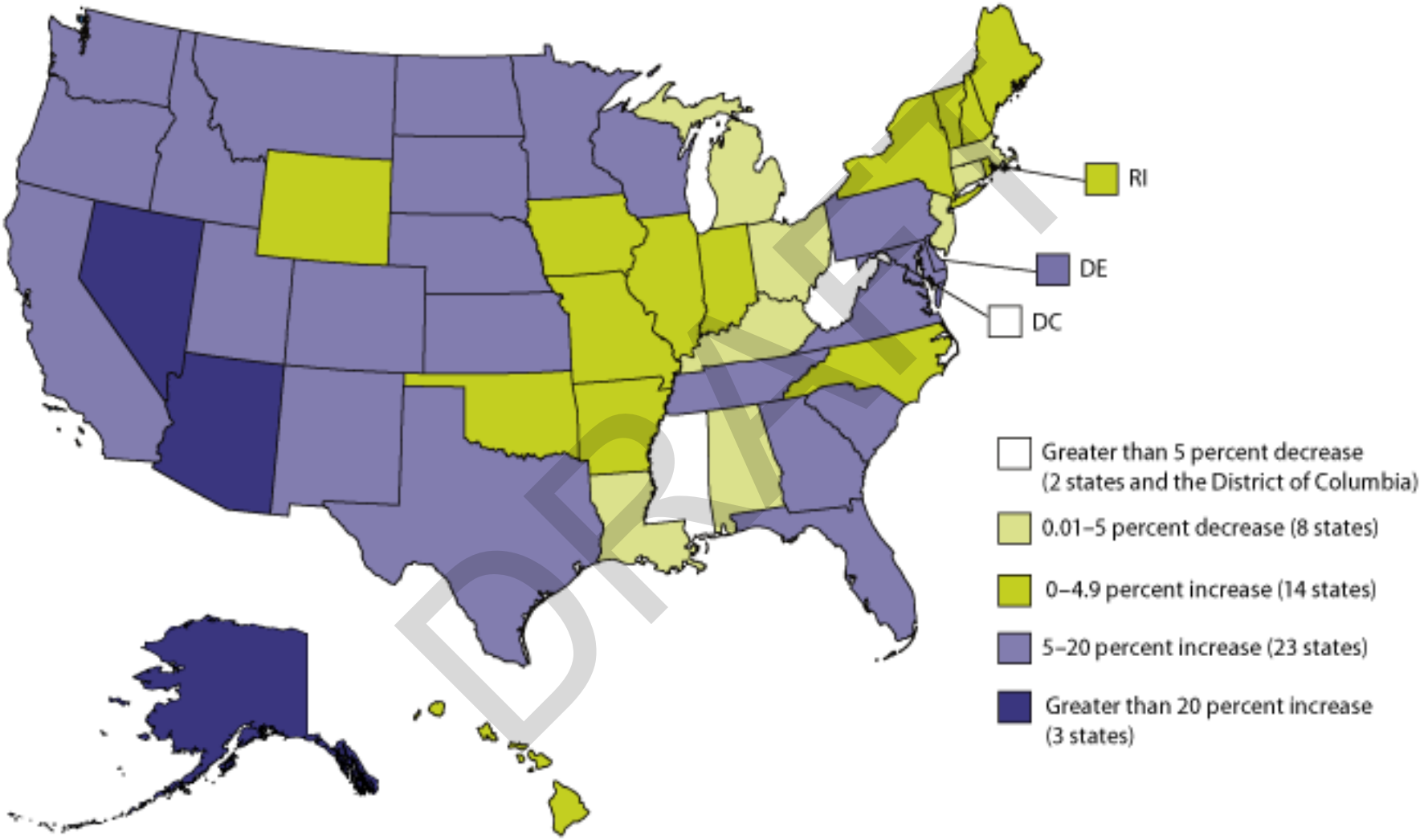


Figure 3-2: Projected percent change in public school enrollment in grades prekindergarten (preK) through 12, by state or jurisdiction: Between school years 2010-11 and 2021-22

Public school enrollment is increasing at higher rates in the Western and Southern states

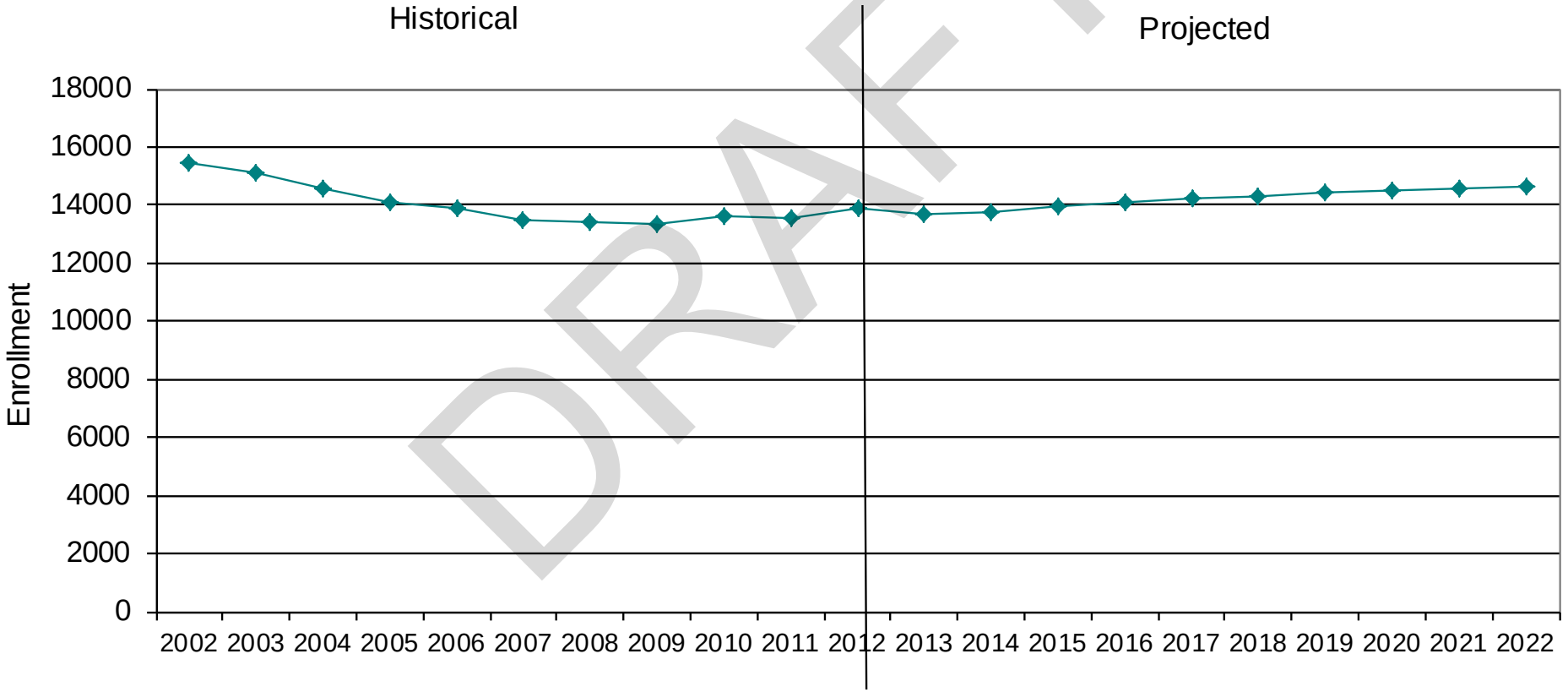


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NOTE: The most recent year of actual data is 2010–11, and 2021–22 is the last year for which projected data are available. For more information on projections, see NCES 2012-XXX.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2010–11; and Public State Elementary and Secondary Enrollment Model, 1980–2010.

Historical & Projected Enrollment Scenario #3



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K-12 PROJECTIONS TO 2017-18…and BEYOND

Beginning in 2000-01, enrollments began to decline; then, from 2007-08 onward, births and in-migration of new families have caused enrollments to rise, beginning at the earliest grade levels

	K-4	5-8	9-12	K-12 TOTAL
2007-08	5,173	4,307	3,573	13,053
2012-13	5,898	4,353	3,113	13,381*
	+725	+46	-460	+328

*** Includes 17 "Ungraded" students**

"Five-years-out", with Lowell Collegiate Charter School opening in 2013-14…

	K-4	5-8	9-12	K-12 TOTAL
2017-18	5,743	4,707	3,254	13,721*

"Ten-years-out", with continuation of present steady in-migration

	K-4	5-8	9-12	K-12 TOTAL
2022-23	5,739	4,777	3,593	14,126*

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K-12 PROJECTIONS TO 2017-18…and BEYOND (continued)

IS THERE A POSSIBILITY THAT THE SLOW, STEADY ENROLLMENT GROWTH FORECAST BY NESDEC WILL BE EXCEEDED?

YES, THE FOOTNOTE ON SLIDE #20 DESCRIBES THE RISING POPULATION OF LOWELL, WHICH APPEARS TO EXCEED EARLIER ESTIMATES. SCHOOL POPULATIONS, HOWEVER, DO NOT ALWAYS MATCH WITH RISING/SHRINKING POPULATION TOTALS, SEE SLIDES #24-26

THAT SAID, THE NESDEC PROJECTIONS COULD PROVE TO BE AT THE LOW END OF A RANGE; THUS AN ENROLLMENT UPDATE IN FALL 2013-14 NEEDS TO BE WATCHED CAREFULLY

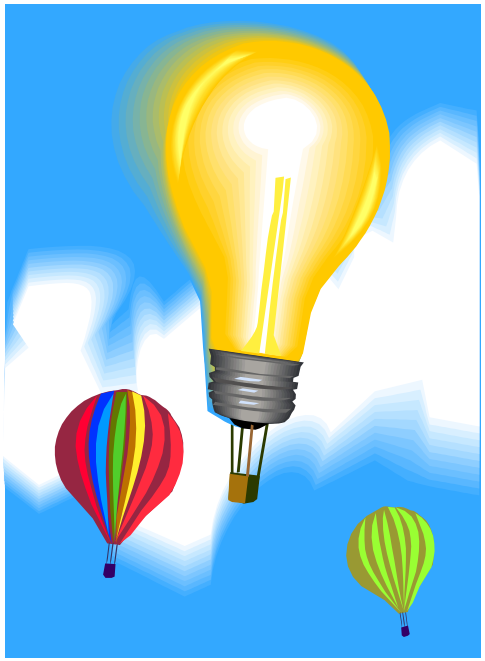
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BEST WISHES

FROM THE NESDEC LOWELL TEAM



dkennedy@nesdec.org

Lowell, MA Historical Enrollment

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

Historical Enrollment 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
1998	1686	**2003-04**	407	1071	1111	1140	1172	1129	1189	1304	1356	1320	1273	867	958	808	12	14710	15117
1999	1676	**2004-05**	429	1039	1076	1085	1175	1067	1139	1202	1330	1326	1170	966	772	827	0	14174	14603
2000	1761	**2005-06**	427	1110	1019	1013	1037	1093	1102	1111	1166	1276	1241	877	837	767	20	13669	14096
2001	1739	**2006-07**	468	989	1127	999	1020	1045	1097	1104	1102	1219	1113	960	806	832	21	13434	13902
2002	1790	**2007-08**	452	1055	974	1101	1000	1043	1004	1111	1081	1111	1095	862	816	800	0	13053	13505
2003	1696	**2008-09**	447	1084	1072	994	1120	1021	995	1001	1126	1119	1000	873	769	754	25	12953	13400
2004	1649	**2009-10**	473	1064	1104	1064	996	1117	1030	1010	1003	1152	879	858	778	775	28	12858	13331
2005	1667	**2010-11**	478	1120	1126	1085	1053	1031	1118	1047	1064	1075	976	850	777	781	19	13122	13600
2006	1817	**2011-12**	487	1257	1100	1102	1058	1043	1018	1114	1109	1080	838	810	749	767	16	13061	13548
2007	1833	**2012-13**	499	1337	1273	1113	1092	1083	1050	1017	1187	1099	920	716	735	742	17	13381	13880
2008	1775	**2013-14**	603	1311	1268	1228	1063	1096	1106	1071	1111	1186	942	746	682	764	27	13601	14204

Historical Enrollment in Grade Combinations

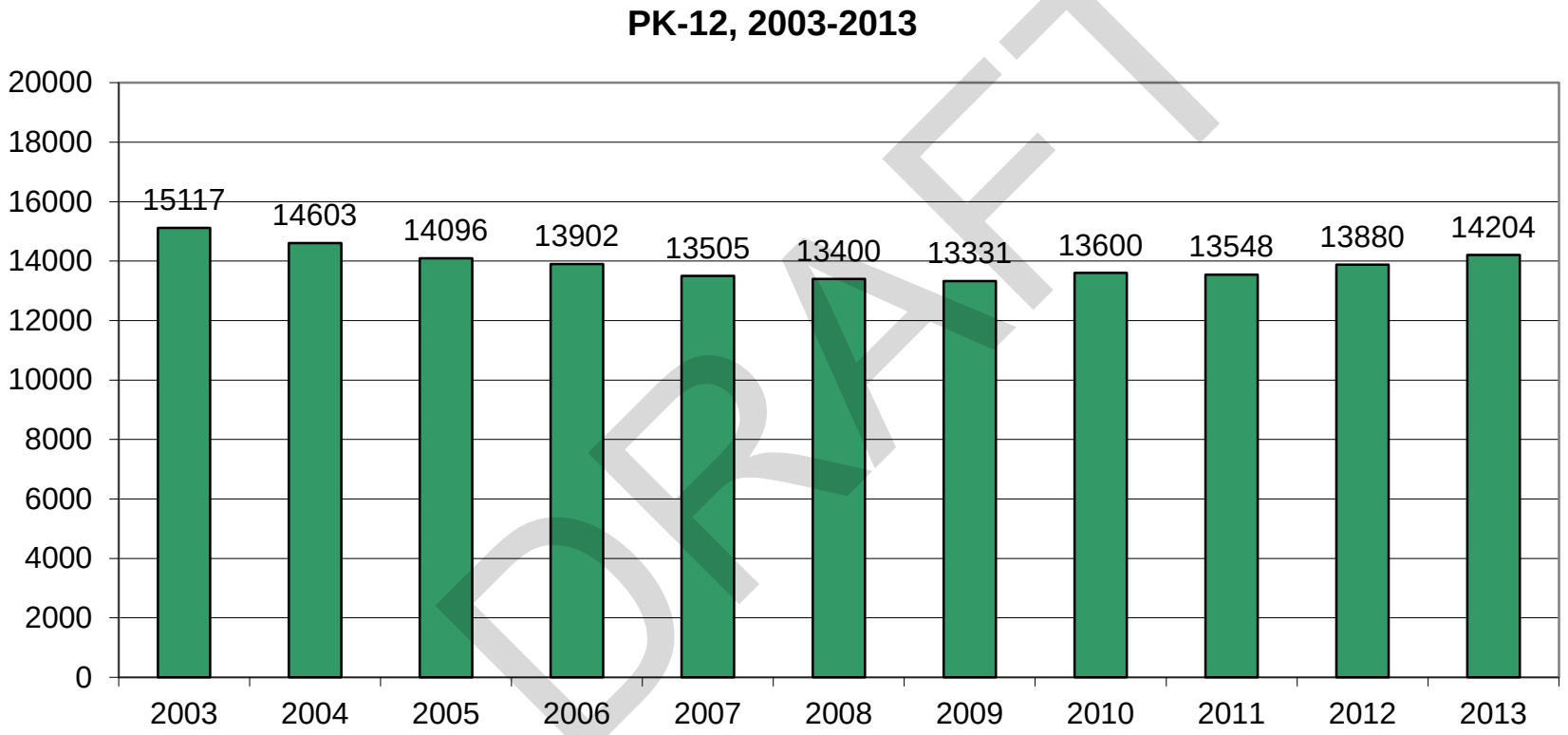
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2003-04	7219	6812	8116	10792	5169	3980	2676	6582	3906
2004-05	7010	6581	7783	10439	4997	3858	2656	6391	3735
2005-06	6801	6374	7485	9927	4655	3553	2442	6164	3722
2006-07	6745	6277	7381	9702	4522	3425	2321	6032	3711
2007-08	6629	6177	7288	9480	4307	3303	2192	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

Historical Percentage Changes

Year	K-12	Diff.	%
2003-04	14710	0	#DIV/0!
2004-05	14174	-536	-3.6%
2005-06	13669	-505	-3.6%
2006-07	13434	-235	-1.7%
2007-08	13053	-381	-2.8%
2008-09	12953	-100	-0.8%
2009-10	12858	-95	-0.7%
2010-11	13122	264	2.1%
2011-12	13061	-61	-0.5%
2012-13	13381	320	2.5%
2013-14	13601	220	1.6%
Change		**-1109**	**-7.5%**

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Lowell, MA Historical Enrollment



DRAFT

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

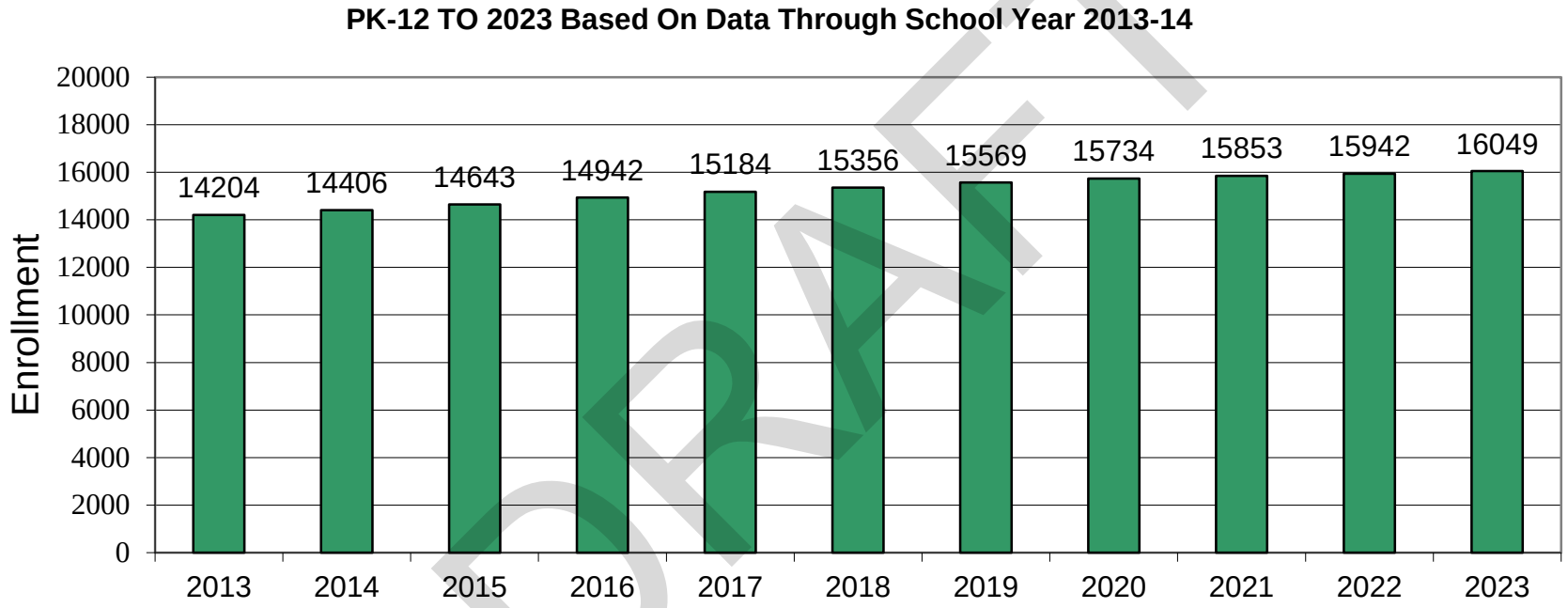
See "Reliability of Enrollment Projections" section of accompanying letter.
Projections are more reliable for Years 1-5 in the future than for Years 6 and beyond.

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%

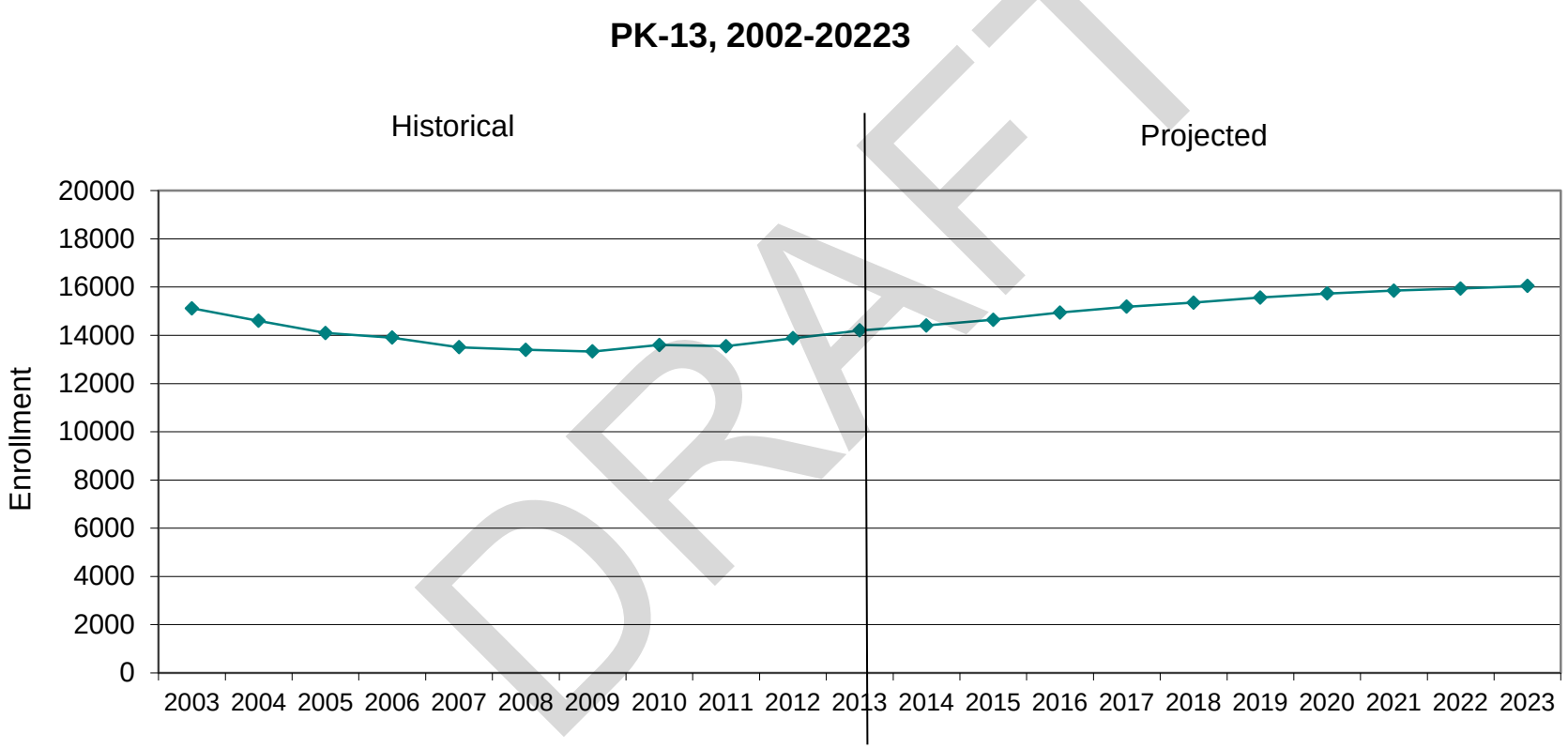
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Lowell, MA Projected Enrollment



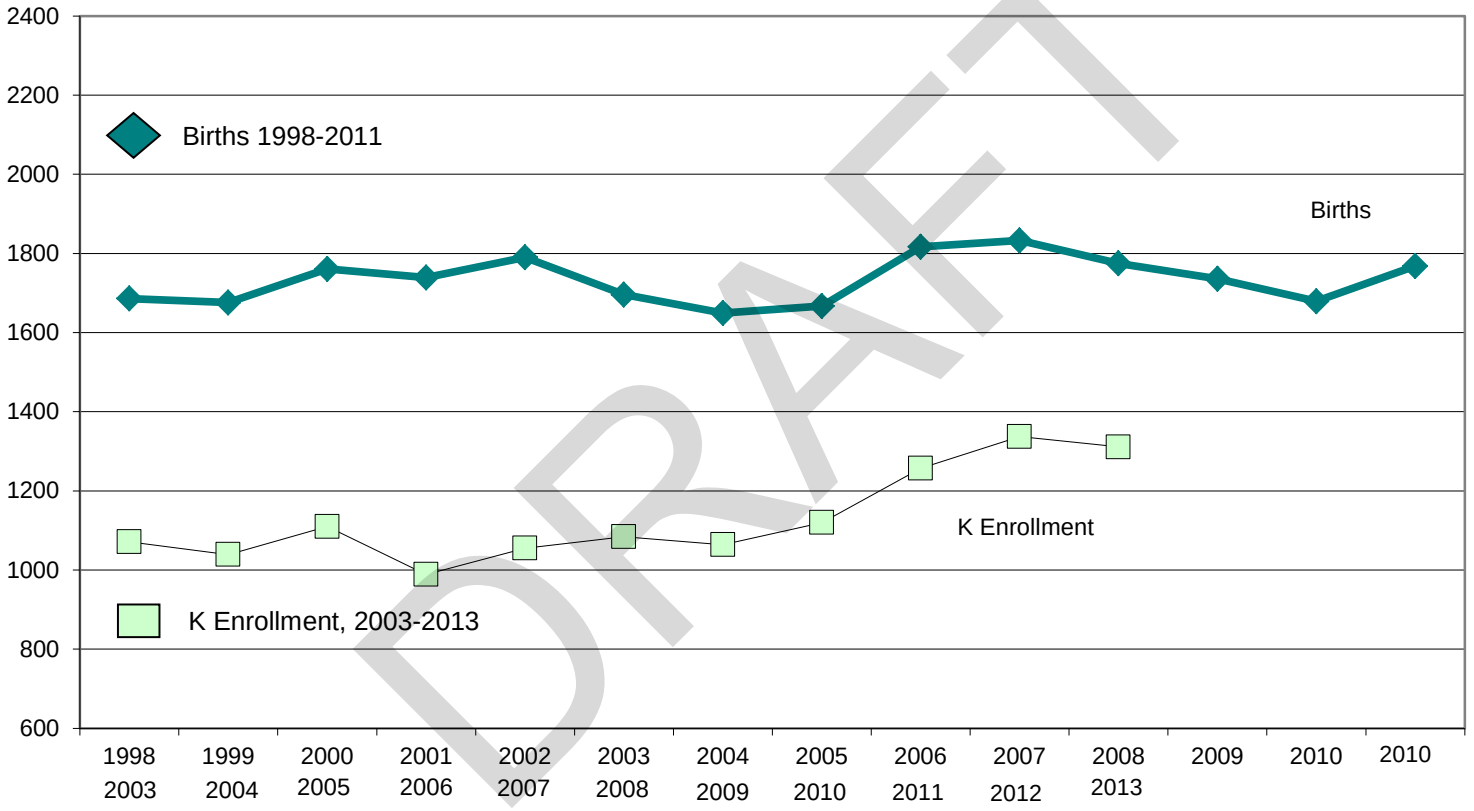
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Lowell, MA Historical & Projected Enrollment



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Lowell, MA Birth-to-Kindergarten Relationship



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Lowell, MA Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	191	120
2009	27	2
2010	39	2
2011	44	46
2012	11	8
2013	20 to Aug 31	38 to Aug 31

Source: HUD and Building Department

Enrollment History		
Year	Voc-Tech 9-12 Total	Non-Public K-12 Total
2005-06	n/a	n/a
2009-10	n/a	n/a
2010-11	n/a	n/a
2011-12	n/a	n/a
2012-13	n/a	n/a
2013-14	n/a	n/a

Residents in Non-Public Independent and Parochial Schools (Regular Education)														
Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a

K-12 Home-Schooled Students	
2013	n/a

K-12 Residents "Choiced-Out" or in Charter or Magnet Schools	
2013	n/a

K-12 SpEd Outplaced Students	
2013	n/a

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2013	n/a

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

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Visioning Workshop Agenda and Report (August 20, 2013)

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Lowell Public Schools

Comprehensive Facilities Assessment

Visioning Workshop One Agenda

Tuesday August 20, 2013

EXPECTED OUTCOMES: By the end of the session we will have begun to…

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

Time	Activity	Purpose
8:30 – 9:00	***Workshop Goals and Introductions*** • Superintendent and team introductions • Project schedule overview • Workshop overview • Priority goals for facility improvements	Review overall project and workshop schedule, introduce participants and clarify agenda and desired outcomes for this workshop and subsequent workshops. Share some of our priority goals for facility improvements.
9:00 –10:10	***Lowell Public Schools SCOG Analysis*** • Changing Paradigms Video • Small group brainstorm of Lowell's strengths, challenges, opportunities, and goals • Large group report out	Identify what is presently working well within the Lowell School District, what is challenging, and what opportunities exist with regard to the further development of both programs and facilities.
10:10 – 10:50	***21st Century Skills and Patterns*** • PowerPoint Presentation and Q&A • 21st Century Skills Video	Identify and discuss changing paradigms in education, elements of 21st century teaching and learning, and implications for the forward-thinking design of Lowell's school facilities.
10:50 – 11:00	**BREAK**	

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11:00 – 11:45	***Either: Priority 21st Century Skills and Learning Goals*** • Small group review of assorted 21st century skills and the creation of a priority listing of 21st Century Learning Goals for Lowell Public Schools • Large group prioritization ***Or: Priority 21st Century Design Patterns*** • Small group review of assorted 21st century Design Patterns and creation of a priority listing of your own • Large group prioritization	Ground our thinking about design priorities in a discussion and exploration of priority 21st Century Skills and Learning Goals for the District. Ground our thinking about design priorities in a discussion and exploration of priority 21st Century Design Patterns for the District.
11:45– 12:00	***Closing and Next Steps*** • "I used to think" reflection • "I want to know more about" reflection • Review of next steps and upcoming workshops	Hear from participants about their observations, questions and thoughts. Review next steps for development of our design thinking and the unfolding of the design process.

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Lowell Public Schools

Comprehensive Facilities Assessment

Visioning Workshop One Notes

As recorded on 8.20.13

Priority Goals for Facilities Improvement

At the beginning of Visioning Workshop One, each participant was asked to think about one priority concern that they have for the facilities improvement process in Lowell. The following is a listing of concerns that were shared.

- Safety for students and staff
- Upgrading of technology
- Improve 1980's building infrastructure to meet 2013 requirements
- Space for teachers and students to collaborate
- System of preventive maintenance and priorities
- Increased ability to respond to "bubbles" in student population
- Spaces that support the Arts
- Areas for whole school gathering
- Varied and flexible spaces
- Spaces for professional development
- Student centered classrooms with flexible furniture and layouts
- Seamless technology
- Improved technology infrastructure
- STEM focused curriculum
- Secure entry lobbies
- Wireless access throughout schools
- Technology labs
- Building infrastructure improvements
  - Rotting doors
  - Basements that flood
  - Leaky roofs
  - HVAC systems that don't work
  - Air conditioning
  - New windows
  - Etc.
- New/better science labs
- Equitable access to the high school (central location)
- Equitable access to all students to gyms and cafeterias
- Add two special education schools
- Rooms for special populations and subjects
- Air conditioning year round
- Better ventilation in the nurse's office
- Greener, more efficient schools
- A K-8 model

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SCOG (Strengths, Challenges, Opportunities and Goals) Analysis

As recorded on 8.20.13

The SCOG Analysis undertaken by the Leadership Team during Visioning Workshop One seeks to ensure that Lowell Public School's Comprehensive Facility Assessment will build upon the District's strengths, address its challenges, maximize opportunities afforded by the assessment process, and be fully aligned with the short and long-term goals of the District. The following list of the District's Strengths, Challenges, Opportunities and Goals is a compilation of those brainstormed by 6 groups of 8-10 workshop participants. The number of asterisks that appear after each bullet point indicates how many groups articulated a similar bullet point during their SCOG Analysis. If no asterisk appears, then the item appeared on only one group's SCOG Analysis.

STRENGTHS



- Cultural and linguistic diversity of our students******
- New Teacher Academy (induction, acclimation, built-in support)****
- Highly qualified educators (size, expertise, commitment, passion for helping kids)****
- Diversity of programs (dual enrollment, AP courses, resources for kids)**
- Leadership**
- Rich history and spirit**
- Professional development opportunities**
- Geographic location provides opportunities (central for LHS but schools in all areas)*
- Strong community involvement (partnerships with businesses, colleges, etc.)
- Strong middle-class based – commitment to public schools
- Community partnerships
- Access to higher education
- Culture and museums
- Willingness to collaborate
- Curriculum resources – alignment of ELA/Math
- Diversity of staff
- Number of structures/facilities
- Offerings for kids
- Mentor program
- Cohort A and B

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CHALLENGES



- Diversity and size of population and meeting needs*****
- Poverty (living conditions, socio-economic challenges, limited support, competing responsibilities)****
- Age and maintenance of facilities, lack of equity across buildings, programs, etc.****
- Inability to secure facilities/lack of safety****
- Financial constraints, limited resources and funding***
- PD (Professional Development)/appropriate training for staff***
- Technology infrastructure, lack of technology***
- Basic comfort and safety – HVAC (Heating, Ventilations and Air Conditioning)**
- Parent involvement and communication**
- Space**
- Ability to capitalize on diversity
- Student assignment and enrollment policies
- Technology infrastructure
- STEM (Science, Technology, Engineering and Math)
- Disconnect with local government and schools
- Human relations, recruitment and partnerships
- Time and contractual restrictions
- Money = focus!!!
- Targeted funding
- Communication - phones
- Multi-generational trauma
- Rolling/transient population – doesn't fit with time-structured model
- Newcomers and Sped students having their needs appropriately addressed
- No follow-up with students post LHS (Lowell High School)
- Challenging high achievers
- Ability to use space flexibly, effectively and equitably
- Need to respond to mandates and what they demand (time, resources, etc.)
- Accountability and mandates
- Location – challenge to keep kids on campus
- Maintenance of so many different sites
- Outside space for some schools
- Age of buildings

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OPPORTUNITIES



- Updating technology and improve technology infrastructure***
- 21st century schools (Design Camp, increasing STEAM demands)**
- Increased diversity - our hiring and recruitment of teachers and leaders could reflect the population**
- PD (professional development)**
- Take the opportunity to look at district needs, giving input and shaping outcomes**
- Alternative programs including CA and TX day programs – Keeping kids in school and bringing them back to the district**
- Create future leaders
- L.T.A. (Lowell Teachers Academy)
- Create different diploma pathways
- Convergence of technology and curriculum
- STEM (Science, Technology, Engineering and Math)
- Classroom redesign = new learning opportunities
- Multi-age classrooms and competencies
- Home component (Sped)/home visits
- Tutoring center = increased expectations, engagement and rigor
- We have the "customers" – they come to us young and work with us for a time period
- Using current staff leaders/teachers to train and educate and enrich each other – (giving folks more opportunities to lead)
- Current Leadership Team is willing to re-envision ideas and use different lenses
- Engage stakeholders, leverage diversity and citizen support
- UMass Lowell and Middlesex
- Variety of high school programs
- Auditorium and Tsongas Center
- Campus schools
- Grant writer
- Evaluation

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GOALS



- Adequate, safe and flexible facilities (prepared for 21st century)**
- Technology for the 21st Century**
- Develop programs to meet needs of diverse learners**
- Long term plan for technology and infrastructure improvements
- Long term plan for adequate physical space from programs
- Individual learning plans and goals
- Build capacity
- Develop future leaders
- Create opportunities to challenge high achievers
- Create personal learning environments
- Reorganization of schools (grade spans) and zones (neighborhoods)
- Create a shared District-wide vision and expectations/beliefs
- Restructure the contract to add professional learning time
- Raising expectations for all students
- Equitable facilities and programs
- Increase in district programming for Sped and General Ed
- Better transitional planning and increased programs and outreach
- Advocacy for all students by all people in building
- Helping all students to find their path (and following up once they are on that path)
- Promote and sell what our schools are doing well (families seeing LHS as first choice)
- Better utilize current qualified staff to offer internal PD
- Get students invested in their own learning and leave us with self-efficacy – (keep them interested and with us)
- Equitable learning environment for all children
- Career preparedness training
- Self-efficacy/identity/student accountability for learning
- Focus on the Arts
- Extended time opportunities
- College and career ready!!! For ALL!!
- Sports

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Desired 21st Century Facility Design Patterns

As recorded on 8.20.13

Four groups of 6-8 workshop participants engaged in the discussion and subsequent brainstorming of desired "design patterns" for 21st century school facilities. Based on a review of 20 design patterns provided to each small group, members created a list of their top six patterns. The entire group of workshop participants then each voted for their three highest priority design patterns. The number of asterisks that appear after each design pattern indicates how many groups chose it as one of their top six. The number designation after each design pattern indicates how many participants chose it as one of their top three priorities.



1. Flexible Spaces****(30)
2. Technology (20)
3. Professional Workspaces (15)
4. Collaboration**(13)
5. Greeting and Gatekeeping****(12)
6. Sustainability**(8)
7. Professional Workspaces***(4)
8. Branding and Identity** (3)
9. Varied Space (2)
10. Fab Labs (2)
11. Indoor/Outdoor Connections (2)
12. Studios and Internet Cafes (1)
13. Distributed Leadership (1)
14. Gathering spaces
15. Transparency

DRAFT

Desired 21st Century Skills

As recorded on 8.20.13

Three groups of 6-8 workshop participants engaged in the discussion and subsequent brainstorming of priority 21st century learning skills for Lowell public school students. Each small group created a list of the six skills they believe to be most important. The entire group of workshop participants then each voted for their three highest priority 21st century skills. The number of asterisks that appear after each 21st century skill indicates how many groups chose it as one of their top six. The number designation after each 21st century skill indicates how many participants chose it as one of their top three priorities.



1. Critical Thinking/Creative Problem Solving*** (24)
2. Effective Written and Oral Communication*** (18)
3. Integrity and Ethical Decision Making and Empathy **(11)
4. Collaboration and Leadership*** (8)
5. Curiosity, Creativity and Imagination** (8)
6. Assessing, Analyzing and Adapting with Agility** (3)
7. Initiative and Entrepreneurialism (4)
8. Digital and Quantitative Literacy** (2)

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What Participants Would Like to Know More About

At the end of the workshop, each participant was asked to think about what they would still like to know more about with regard to the facility assessment process in Lowell. Following is a listing of the responses that were shared.



- How schools serving adolescents can build a shared sense of purpose (between parents, teachers, students and other staff) around essential skills?
- More about transparency in school design and how it relates to and affects student achievement?
- Flexible space?
- Multi-purpose spaces?
- How to use flexible spaces across the curriculum?
- Flexible work/classroom spaces and how to create them within existing schools?
- How to adapt our present schools so they can be more flexible?
- Reconfiguring my school, and how to involve the city side, i.e. painters, plumbers, and electricians without holding up other projects that are needed?
- Personalized learning environments in urban schools and how facilities can be adapted to provide for them?
- Plans for older alternative schools?
- Why the alternative schools are not more involved?
- Utilizing space to effectively support sustainable school design?
- Studios and Internet cafes… so I can set some up in the near future?
- How students use studios and multi-purpose spaces?
- Ways to make the existing high school building more accessible to those with disabilities?
- Current school districts that have moved to 21st century design models?
- Safety for students and staff in new designs?
- The plan to maintain new facilities as they come into use?
- Getting support from outside entities to help with school design and changes? We need a playground now and waiting for school funds will take too long.
- Can we consider an online survey of teachers, identified by subject and grade, regarding how they feel classrooms should be designed?
- How involved and interested city government and other leaders are in this project?
- The District's future plans with the existing buildings, i.e. next steps and when more information will be available?
- Design ideas and priorities for Lowell schools?
- The District's plans to roll out budget concerns?
- Whether the plan in Lowell to redesign buildings is a reality?

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- Upcoming changes for the Lowell Public Schools, including design and thinking more about 21st century skills?
- What the process will be of determining design possibilities to best meet our needs?
- How the allocation of funds to each school will be determined?
- The timeline and process/action steps for moving forward?
- Next steps?

I Used to Think…. and Now I Think

At the end of the workshop, each participant was asked to complete the sentence: I used to think (IUTT)… and now I think (NIT)… Following is a listing of the responses that were shared.



IUTT Of space in narrow terms
NIT That there are many, many possibilities

IUTT The more space you had the better
NIT Safety, safety, safety

IUTT That facilities were simply a space to house instruction
NIT They have a crucial impact on effective instruction

IUTT That I hadn't thought much about building design and learning
NIT Building design can have a big affect on how schools function

IUTT That it was impossible to make facility changes to our school buildings
NIT There is a real possibility of change

IUTT That schools in Lowell will stay the way they are for many, many years
NIT Now I don't

IUTT That there are a multitude of facility issues to consider when looking at the physical plant of a school
NIT I know there are!

IUTT That Lowell leadership did not have a clear vision for the connection between facilities and 21st century teaching and learning
NIT That our thinking is really quite aligned – thanks to our brainstorming sessions

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IUTT That I had no input into the design of facilities and that it wasn't my role to think of new options

NIT I feel more ownership

IUTT In very basic terms about school facilities

NIT I am considering many more elements when envisioning what is possible

IUTT That 21st century skills and project- and inquiry-based learning models are the future for alternative education

NIT That they are the future for all schools

IUTT That material changes to the configuration and structure of my building were not possible

NIT Can we really become a 21st century school?

IUTT That there was a hodgepodge of efforts dealing with facilities in Lowell

NIT That there is a concerted effort to look at present conditions and make changes for the future

IUTT That facilities were a top down process

NIT It seems that those of us who use the buildings will have input

IUTT That our buildings' physical state precluded improvements in their infrastructure

NIT We are trying to develop and facilitate knowledge of 21st century skills and facility needs

IUTT That we were stuck with our current facilities forever

NIT I have some hope that we will eventually think outside of the box!

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Goals and Values Brainstorming Discussion Notes (September 17 & 19, 2013)

DRAFT

Lowell Public Schools Comprehensive Facilities Assessment
Visioning Session #2- Assistant Principals and Staff
17 September 2013

RAW NOTES

Goals and Values/ Priorities and Objectives Group Discussion

Wall Notes: *(#) are the number of stickers placed by the participants as to 1st, 2nd and 3rd priority. (Red= 5 points, Orange = 3 points, Yellow = 1 point)*

Issues relative to the educational and space programming for the upcoming Master plan:

- Special Education Population has needs in all the schools
- Meeting the Preferred strand size is a challenge in some of the schools
- Pre-school education is growing- How will this capacity affect the existing facilities as pre-school may become mandated by the state. We want to be ready as the trend is to see more PK students in the future. **(11)**
- Should there be one Early Childhood Center in the district for PK-K, and make the rest of the schools 1-5 and 6-8, plus 1-8. How does this affect busing? Or if one Center is too large, then maybe make many smaller centers around the city. This would free up classrooms in each building to relieve overcrowding.
- How do other urban districts group their students relative to grade configuration?
- Need to have long term plans for maintenance and construction to ensure quality is built in and maintained in all schools.
- Does the K-8 model get better student results than the elem/ middle school model?
- K-8 model provides family benefits of stability for the students **(1)**
- But K-8 spreads resources too thin. Can't specialize as much within the schools.
- What about multi-age teaching in lieu of (ilo) age-based grades? Is this an opportunity to provide this in some schools or disciplines?
- Need to have family friendly spaces in the buildings for parents to use, including counseling centers and offices. This will build family value in education. **(6)**
- Special education teams need more and better space and equipment, such as therapy spaces and offices. If there were dedicated spaces for OT/PT, for instance, less educational time would be used for setting up and breaking down. More efficient= better education. **(1)**
- Lockers need to lock effectively, plus strict guidelines from the district about access to personal electronics during the school day. MS students bring phones to class because they have nowhere to store them during the day. Compromises education.
- At high school, would like 1 to 1 technology in classroom for each student such as an ipad for each student from grade 9-12. This would improve the delivery of new technology based learning opportunities.
- Need to invest $ in people such as an IT person in each school and more maintenance personnel.
- Need proper staffing for size of each school. **(5)**
- Size of elementary schools work well at about 500 students.
- The need for specialized spaces is stretching the buildings too thin as classrooms (CR) are overcrowded. **(8)**

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- The integration of Special Ed population in each school sets an unrealistic CR # at first planning, but expands the CR too tight throughout the year. The system needs to have flexibility (swing space) to allow this population shift daily, quarterly, yearly, etc. **(7)**

- Need security cameras both inside and outside the building **(15)**
- Main office needs to be at the front lobby for security **(24)**
- Need to replace exterior doors and door hardware with higher security products and key card access. **(14)**
- Need dedicated staff for security @ each school, such as a school resource officer or clerk whose job is to manage the potential before there is trouble. This would reduce the need for regular city police calls. Uses the city budget more effectively. **(3)**
- Shared school sites should have shared dedicated staff parking, shared dedicated visitor parking, and separate systems for parent drop, bus drop, and the exterior entry sequence. **(3)**
- Alternate schools need dedicated parking for staff. **(2)**
- High School needs short term/ visitor parking
- The communication systems within the schools need to be maintained.

- More schools needed to address overcrowding. Keep to a similar 4 strand/ 6 strand model. **(53)**
- Safety is first priority **(26)**
- Hi quality finishes and systems should be built now as they will last longer and be less maintenance in the future. Initial investment is critical.
- Set the reset button on maintenance. Put the $ in now and fix identified problems in the schools.
- The thermal environment in the buildings is a problem. Too hot and too cold in rooms next to each other.
- Find grants for energy issues which the MSBA won't pay for such as photovoltaic array.
- Administratively, Washington and Moody act as 1 school between them as many of the staff is ½ time at each school. But their amenities are different. No gym and café at Washington. Moody loses on small spaces. All buildings need special spaces. Basement spaces are moldy and not conducive to educational space.
- Parents like the smaller schools.
- Parents like the capacity for relationship building.
- Parents like kids in 1 school to reduce the transitions in their school life.
- How do Washington and Moody kids transition to MS? Having a group cafeteria at Moody helps with this.
- Kids deserve parity in their building spaces.

- Need dedicated spaces for music (plus band at MS), content literacy, arts, OT/PT, Technology lab, speech, social worker, psychology offices. (ed. note: These are the standard MSBA programmed spaces) **(9)**

- At the High school, there is the Lowell Downtown Plan which everyone understands.
- Some feel there is Pride of school with 1 school. **(3)**
- Some like that it is at the center of the community.
- They changed to academies but the organizational structure did not work for some parents, so they switched to Pathways. Now there is a combination of the two. This should be studied. **(3)**
- Others feel that having HS downtown is not good for maintaining security.

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- Like that Freshman Academy has to go to other building for PE and other smaller classes as it helps with transition to 10th grade. But would like to make the access more safe and secure.
- Can fields be on roof so kids get PE and some sports close to school?
- Science labs need improvement.
- Because MASSCORE and the general requirements for graduation are different/ conflicting, this adds to confusion. If the requirements are equal/ similar, it might improve the system so fewer kids have free time to leave school during the day.
- Tradition vs. Future - why not build a new HS tradition with one new building surrounded by athletic fields? **(44)**
- Need public transportation access to the HS if it moves. **(11)**
- How would the displacement of the high school affect the city? Could UMASS move in? Then the local businesses could develop for a higher level of customer. Win/win.

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Lowell Public Schools Comprehensive Facilities Assessment
Visioning Session #2- Assistant Principals and Staff
17 September 2013

CONSOLIDATED BY TOPIC

Goals and Values/ Priorities and Objectives Group Discussion

Wall Notes: *(#) are the number of stickers placed by the participants as to 1st, 2nd and 3rd priority. (Red= 5 points, Orange = 3 points, Yellow = 1 point)*

Issues relative to the educational and space programming for the upcoming Master plan:

GRADE CONFIGURATION (0)

- How do other urban districts group their students relative to grade configuration?
- Does the K-8 model get better student results than the elem/ middle school model?
- K-8 spreads resources too thin. Can't specialize as much within the schools.
- What about multi-age teaching in lieu of (ilo) age-based grades? Is this an opportunity to provide this in some schools or disciplines?
- Should there be one Early Childhood Center in the district for PK-K, and make the rest of the schools 1-5 and 6-8, plus 1-8. How does this affect busing? Or if one Center is too large, then maybe make many smaller centers around the city. This would free up classrooms in each building to relieve overcrowding.

FACILITY CONSTRUCTION & ONGOING MAINTENANCE (0)

- Need to have long term plans for maintenance and construction to ensure quality is built in and maintained in all schools.
- Hi quality finishes and systems should be built now as they will last longer and be less maintenance in the future. Initial investment is critical.
- Set the reset button on maintenance. Put the $ in now and fix identified problems in the schools.
- The thermal environment in the buildings is a problem. Too hot and too cold in rooms next to each other.
- Find grants for energy issues which the MSBA won't pay for such as photovoltaic array.
- Need to invest $ in people such as an IT person in each school and more maintenance personnel.

OVERCROWDING (84)

- Meeting the Preferred strand size is a challenge in some of the schools
- Pre-school education is growing- How will this capacity affect the existing facilities as pre-school may become mandated by the state. We want to be ready as the trend is to see more PK students in the future. **(11)**
- Need proper staffing for the size of each school. **(5)**
- Size of elementary schools work well at about 500 students.
- The need for specialized spaces is stretching the buildings too thin as classrooms (CR) are overcrowded. **(8)**

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- The integration of Special Ed population in each school sets an unrealistic CR # at first planning, but expands the CR too tight throughout the year. The system needs to have flexibility (swing space) to allow this population shift daily, quarterly, yearly, etc. **(7)**
- More schools needed to address overcrowding. Keep to a similar 4 strand/ 6 strand model. **(53)**

SAFETY/ SECURITY (82)

- Need security cameras both inside and outside the building **(15)**
- Main office needs to be at the front lobby for security **(24)**
- Need to replace exterior doors and door hardware with higher security products and key card access. **(14)**
- Need dedicated staff for security @ each school, such as a school resource officer or clerk whose job is to manage the potential before there is trouble. This would reduce the need for regular city police calls. Uses the city budget more effectively. **(3)**
- The communication systems within the schools need to be maintained.
- Safety is first priority **(26)**
- Lockers need to lock effectively, plus strict guidelines from the district about access to personal electronics during the school day. MS students bring phones to class because they have nowhere to store them during the day. Compromises education.

PARKING (5)

- Shared school sites should have shared dedicated staff parking, shared dedicated visitor parking, and separate systems for parent drop, bus drop, and the exterior entry sequence. **(3)**
- Alternate schools need dedicated parking for staff. **(2)**
- High School needs short term/ visitor parking

PARENT/ FAMILY INTERFACE (7)

- Parents like the smaller schools.
- Parents like the capacity for relationship building.
- Parents like kids in 1 school to reduce the transitions in their school life.
- Need to have family friendly spaces in the buildings for parents to use, including counseling centers and offices. This will build family value in education. **(6)**
- K-8 model provides family benefits of stability for the students **(1)**

PARITY of EDUCATIONAL SPACES IN ES/MS (10)

- Special education teams need more and better space and equipment, such as therapy spaces and offices. If there were dedicated spaces for OT/PT, for instance, less educational time would be used for setting up and breaking down. More efficient= better education. **(1)**
- Need dedicated spaces for music (plus band at MS), content literacy, arts, OT/PT, Technology lab, speech, social worker, psychology offices. (ed. note: These are the standard MSBA programmed spaces) **(9)**
- Administratively, Washington and Moody act as 1 school between them as many of the staff is ½ time at each school. But their amenities are different. No gym and café at Washington. Moody

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loses on small spaces. All buildings need special spaces. Basement spaces are moldy and not conducive to educational space.

- How do Washington and Moody kids transition to MS? Having a group cafeteria at Moody helps with this.
- Kids deserve parity in their building spaces.
- Special Education Population has needs in all the schools

HIGH SCHOOL (61)

- At high school, would like 1 to 1 technology in classroom for each student such as an ipad for each student from grade 9-12. This would improve the delivery of new technology based learning opportunities.
- At the High school, there is the Lowell Downtown Plan which everyone understands.
- Some feel there is Pride of school with 1 school. **(3)**
- Some like that it is at the center of the community.
- They changed to academies but the organizational structure did not work for some parents, so they switched to Pathways. Now there is a combination of the two. This should be studied. **(3)**
- Others feel that having HS downtown is not good for maintaining security.
- Like that Freshman Academy has to go to other building for PE and other smaller classes as it helps with transition to 10th grade. But would like to make the access more safe and secure.
- Can fields be on roof so kids get PE and some sports close to school?
- Science labs need improvement.
- Because MASSCORE and the general requirements for graduation are different/ conflicting, this adds to confusion. If the requirements are equal/ similar, it might improve the system so fewer kids have free time to leave school during the day.
- Tradition vs. Future—why not build a new HS tradition with one new building surrounded by athletic fields? **(44)**
- Need public transportation access to the HS if it moves. **(11)**
- How would the displacement of the high school affect the city? Could UMASS move in? Then the local businesses could develop for a higher level of customer. Win/win.

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Lowell Public Schools Comprehensive Facilities Assessment
Visioning Session #3- Principals and Staff
19 September 2013

RAW NOTES

Goals and Values/ Priorities and Objectives Group Discussion

Wall Notes: *(#) are the number of stickers placed by the participants as to 1st, 2nd and 3rd priority. (Green= 5 points, Yellow = 3 points, Blue = 1 point)*

<u>Issues relative to the educational and space programming for the upcoming Master plan</u>:

- Initial investment should consider life cycle operating cost in decisions. **(2)**
- Go after green technology grants
- Focus on alternative schools in master planning as well.
- Ensure capacity to add more alternate schools to the system so we can bring back special education students to Lowell. **(17)**
- Ensure capacity to bring back special education students to neighborhood schools as well for inclusion. **(7)**
- Need a clear plan to resolve the immediate needs for the schools in a timely manner. **(10)**
- We want to educate the whole child and need good spaces to do that.
- Schools should be used as community centers with after school use. Leverage resources.
- Stoklosa – Concerned about the sale of the stone building on site as it has a physical relationship to the school. City should consider purchasing this as a community center for the arts.
- Consider strategic placement of schools- Avoid breakdown of the community- there are busing and other resource issues- may prohibit specialized programs for all- equity. **(3)**
- Neighborhood model is better, but how does it really affect the desegregation makeup within the schools.

- Like PK/K in Elementary schools. Creates a strong partnership with family and a full range of elementary school programming **(17)**
- Facilities need to be upgraded for Pre-K needs including appropriate furniture, sinks in each CR, eating arrangements, drop-off and access to outside. **(8)**
- Need sensory retrofit for age and fragility
- HCP access is not good especially for the Pre-K.
- Consider moving fifth grade to elementary and ½ time math teachers shared between E/M. **(59)**
- MCAS uses 6-8 standards not 5-8.
- Universal Pre-K is the first step in any movement. **(67)**
- Want more PreK-8 schools as this is community building.
- K-8 concerns include staffing, smaller strands, transition to 9th grade from smaller grades. **(10)**
- If K-8 schools expand, should keep the same school schedules between them to enable cross teaching between the schools.
- Shared sites work well for transitions and sharing teachers
- Larger strand at K-8 might be too large for Lowell.
- Consider pairing K-8 schools, geographically close, to enable teacher partnerships
- Consider K-5 model with Early Childhood Center for Pre-K only. One site or multiple sites? **(60)**
- Can we charge parents a Pre-K usage fee? Especially if they want children to attend full day?

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- Transition to HS from alternate schools or K-8 schools is problematic
- Can there be summer preparedness training before 9th grade?
- Note that for existing space considerations, Pre-K = ½ day currently.
- Consider a multi-age model for classrooms. **(4)**
- Should there be one freshman academy or more?
- After school High School programs need to be more inclusive for all students. Some can't take part due to location, space, time, family dynamics, etc. **(11)**
- Washington and Moody do work well. Great option for parents, Great for school choice. **(11)**
- Transition is tough for Washington and Moody to MS.
- Administrative costs for Washington and Moody relative to other ES is equal because they split services.

Current High School PROS

- Equal distance for all
- Symbolizes the center of city
- Public education is the equalizer
- Accessible to all
- Proximity to UMASS and Middlesex CC is important for students **(3)**
- Access to museums, arts and businesses
- Available real estate around it for expansion

Current High School CONS

- City traffic and congestion especially at pick up time
- Haphazard buildings and layouts
- Busing necessary to athletic fields
- Attachment to old concept of HS
- No access to specialized services as other communities have
- Planning for 30 students per classroom is too large, 22-24 is better.
- Currently not designed for smaller learning communities
- Size of cafeteria defines the teaching schedule and amount of structured education each day.

High School CONSIDERATIONS

- What is the best size?
- How does school choice weigh in for parents?
- If two schools, does a split school split the city, cause positive or negative rivalries?
- How can a 21st century model of distance learning reduce the need for classroom space or allow for satellite campuses around the city?
- Need to balance face to face time with distance learning, both important.
- Can we have multiple schools under one roof?
- How can the high school engage the students all day and after hours for community building?
- Need space for ELL
- Consider that not all kids drive so transportation is key.
- Can we set up the current space differently?
- Security will be an issue wherever the school is.

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- What is the City of Lowell and Lowell School Department focus or driving vision for HS education? This must be prioritized before the discussions about where the school should be. The educational and facility visions must go hand in hand. Choice? Academies? Pathways? Other?
- Feel there should be opportunities for differing pathways for every student. Should not be a rigid path, need electives and individualized opportunities.
- Can there be more collaborative teaching and hands on opportunities?
- Must think differently about when learning takes place
- Consider students teaching students and other interactions throughout the day.

STRAW VOTE on HS (1 sticker = 1 vote)

a. Keep 1 school in center city – **3**
b. Have 2 schools in center city under "one roof"- 10
c. Either a or b - 11
d. Build 1 new school on new land - **7**
e. Build 2 smaller schools on 2 different parcels within city - **1**

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Lowell Public Schools Comprehensive Facilities Assessment
Visioning Session #3- Principals and Staff
19 September 2013

CONSOLIDATED BY TOPIC

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FACILITY CONSTRUCTION & ONGOING MAINTENANCE (12)

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Additional Study Site Considerations

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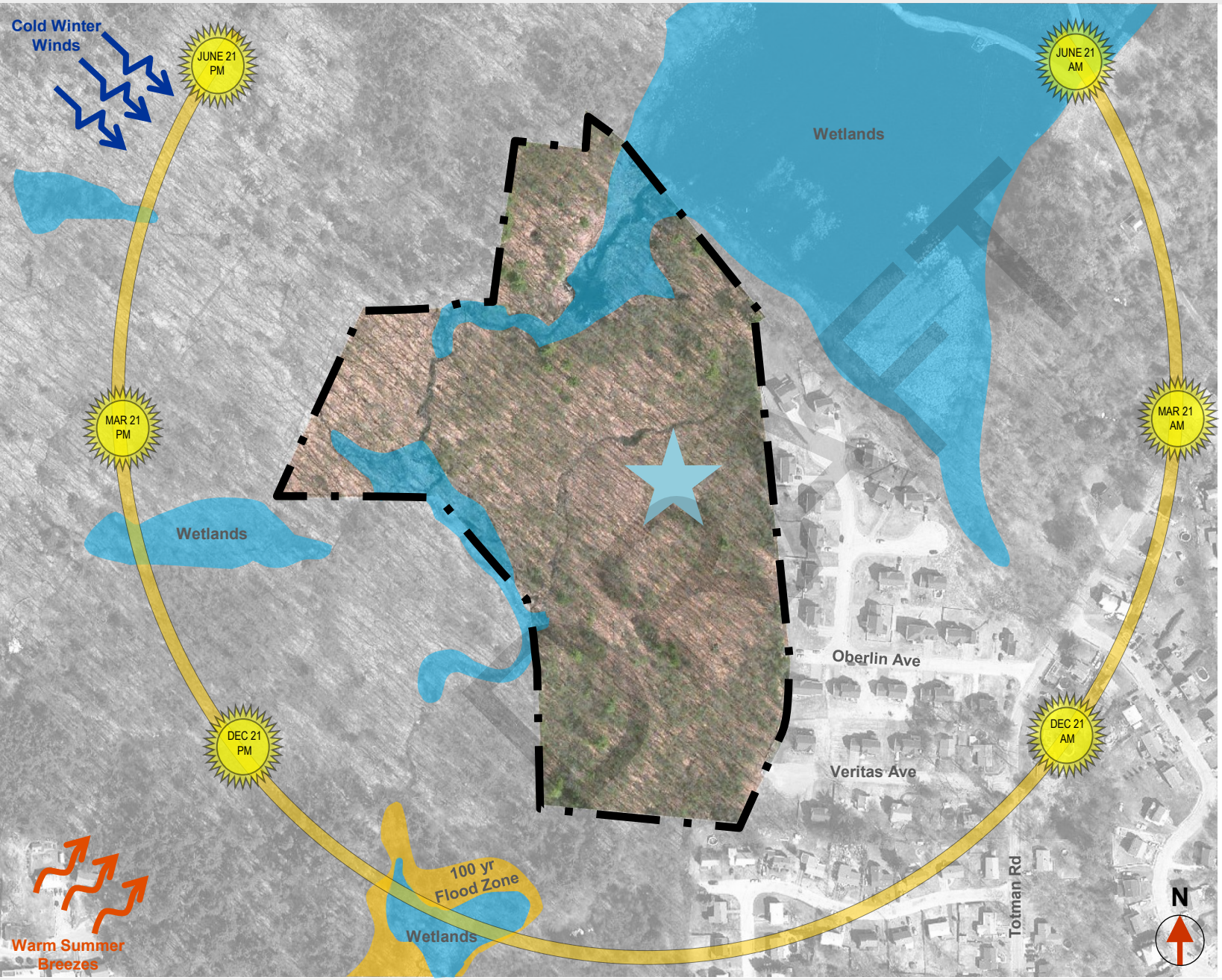
Preliminary Site: 1254 Varnum Ave



Pawtucketville

- 11+ Acres
- Site owned by City of Lowell Water Department
- Very wooded site
- Not in flood zones but some wetlands
- Located next to an existing baseball diamond

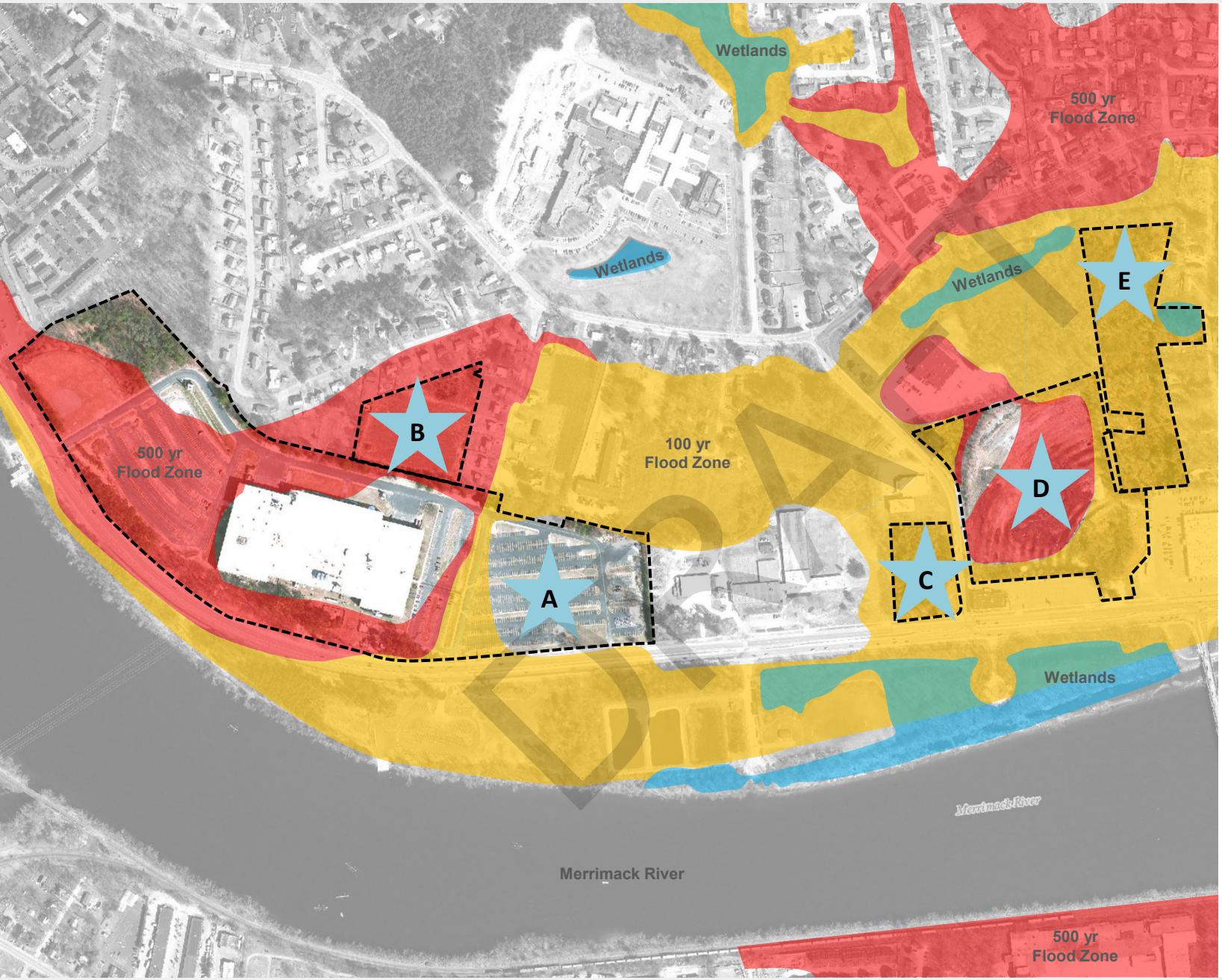
Preliminary Site: 983.1 Varnum Ave



Pawtucketville

- 16 Acres +/-
- Not currently owned by the City
- Some wetlands
- Limited access
- Potential for future residential growth to the west

Preliminary Site: River Sites



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Pawtucketville

A. 1001 Pawtucket Blvd

- 7 +/- Acres
- Underdeveloped, privately owned site

B. 72.1 Fowler Rd

- 4 +/- Acres
- City owned agricultural site

C. 751 Pawtucket Blvd

- 2.7 +/- Acres
- City owned site, flood zone

D. 677 Pawtucket Blvd

- 12.6 Acres
- Privately owned, plans for temple on site

E. 800.1 Varnum Ave

- 8 +/- Acres
- Privately owned



Preliminary Site: Mammoth



Pawtucketville

- 3+ Acres
- Former Archdiocese of Boston property
- Across from McAvinnue School & near fields
- Might share resources, including new parking for McAvinnue
- Main transportation route and ease of access
- Potential site for Elementary or Middle School

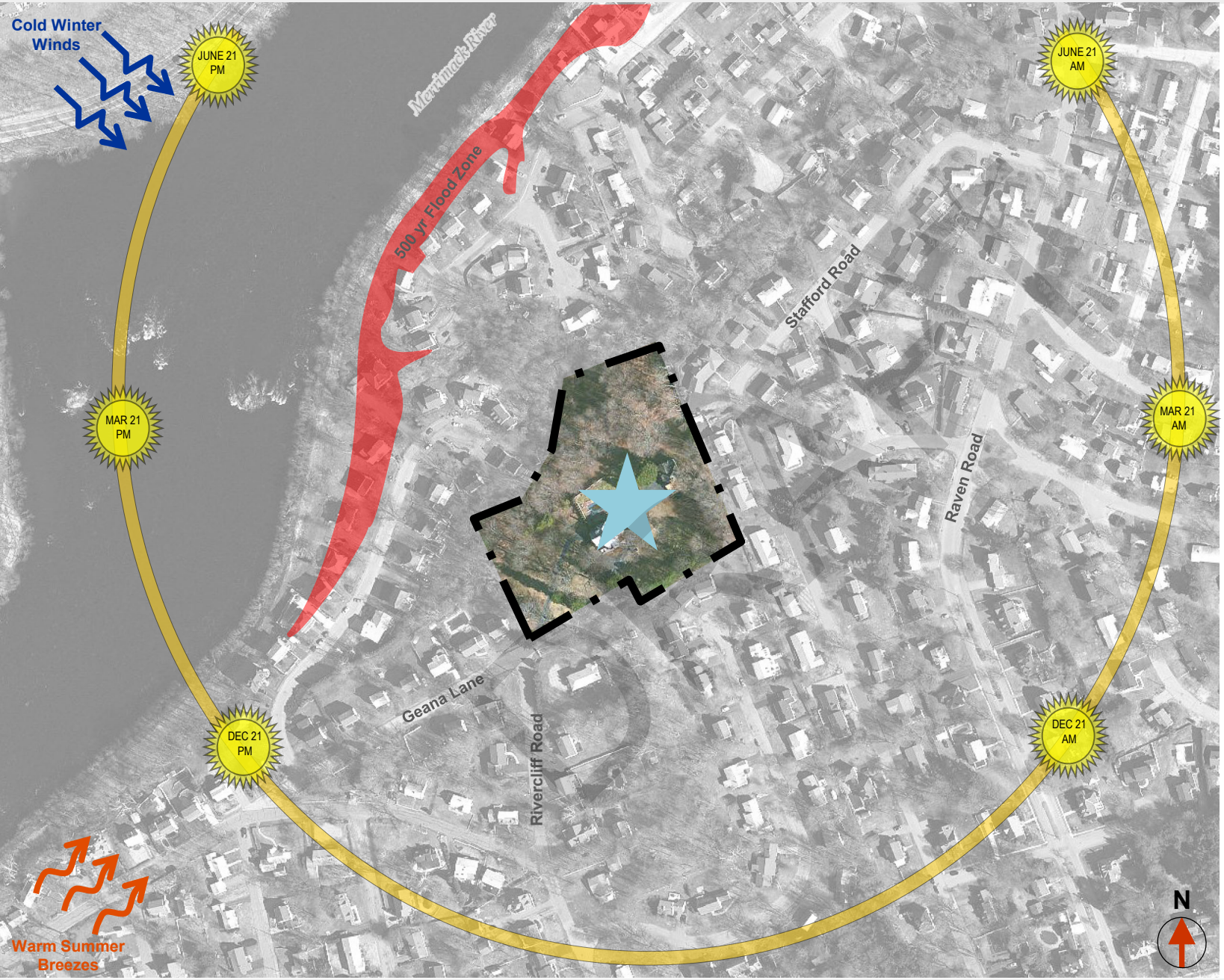
Preliminary Site: Gage Park



Centralville

- 21 +/- Acres
- City owned property
- Robinson & McAuliffe share site
- Proposed new school next to existing schools

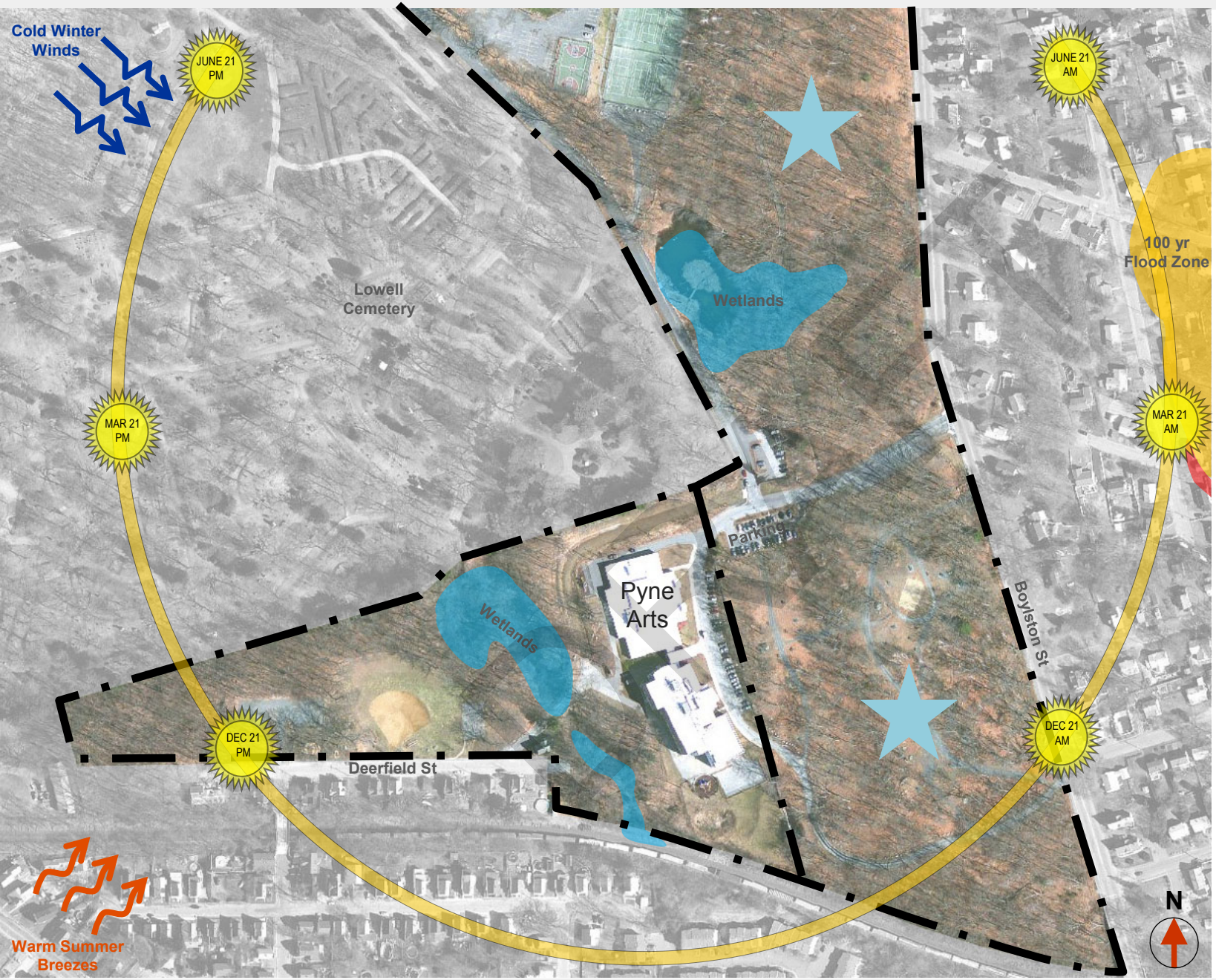
Preliminary Site: Rivercliff



Belvidere

- 4 +/- Acres
- Privately owned site, currently single family parcel
- Potential site for new school or Pre-K center

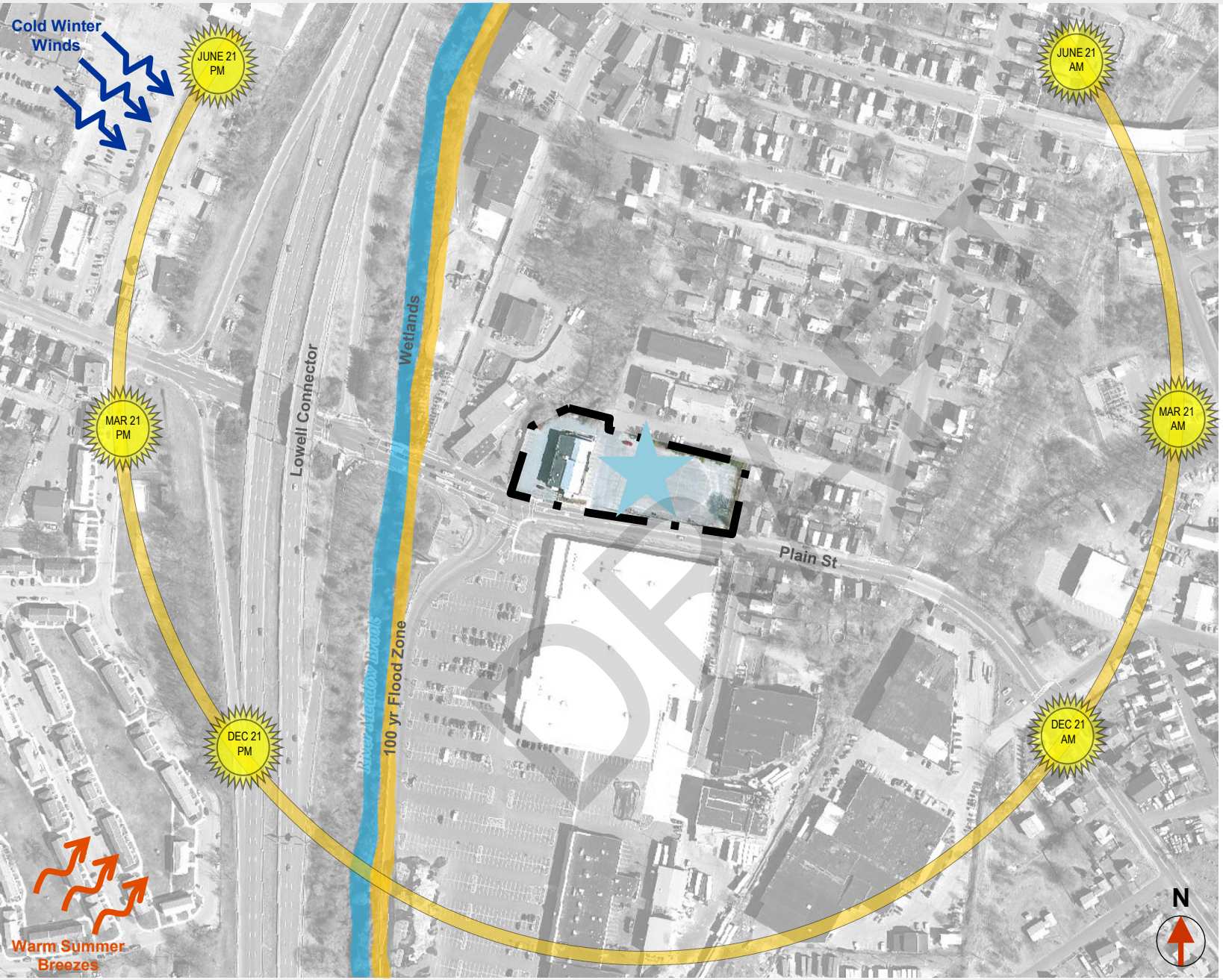
Preliminary Site: Lower Shedd Park



South Lowell / Belvidere

- Donahoe: 13+ Acres
- Shedd: 23+ Acres
- City owned land
- Pyne Arts site
- Active recreational use
- Proposed new school next to existing

Preliminary Site: Plain St



Highlands

- 2 Acres +/-
- Not currently owned by the City
- Actively on the market
- Requires abandonment of a section of roadway to make a contiguous parcel and possible relocation of VFW
- Main transportation route and ease of access
- Potential site for a PK center

Preliminary Site: O'Donnell



South Lowell

- 11+ Acres
- City owned land
- Butler & Shaughnessy share site
- Tight for a third school, but an addition may be feasible

Preliminary Site: Gorham St



South Lowell

- 3.3 +/- Acres
- Not currently owned by the City
- Former car dealership currently on the market
- Main transportation route and ease of access

Preliminary Site: Boylston St / N Billerica Rd



South Lowell

- 11.5 Acres +/-
- Not currently owned by the City
- Adjacent to highway
- Existing fields on land
- Main transportation route and ease of access

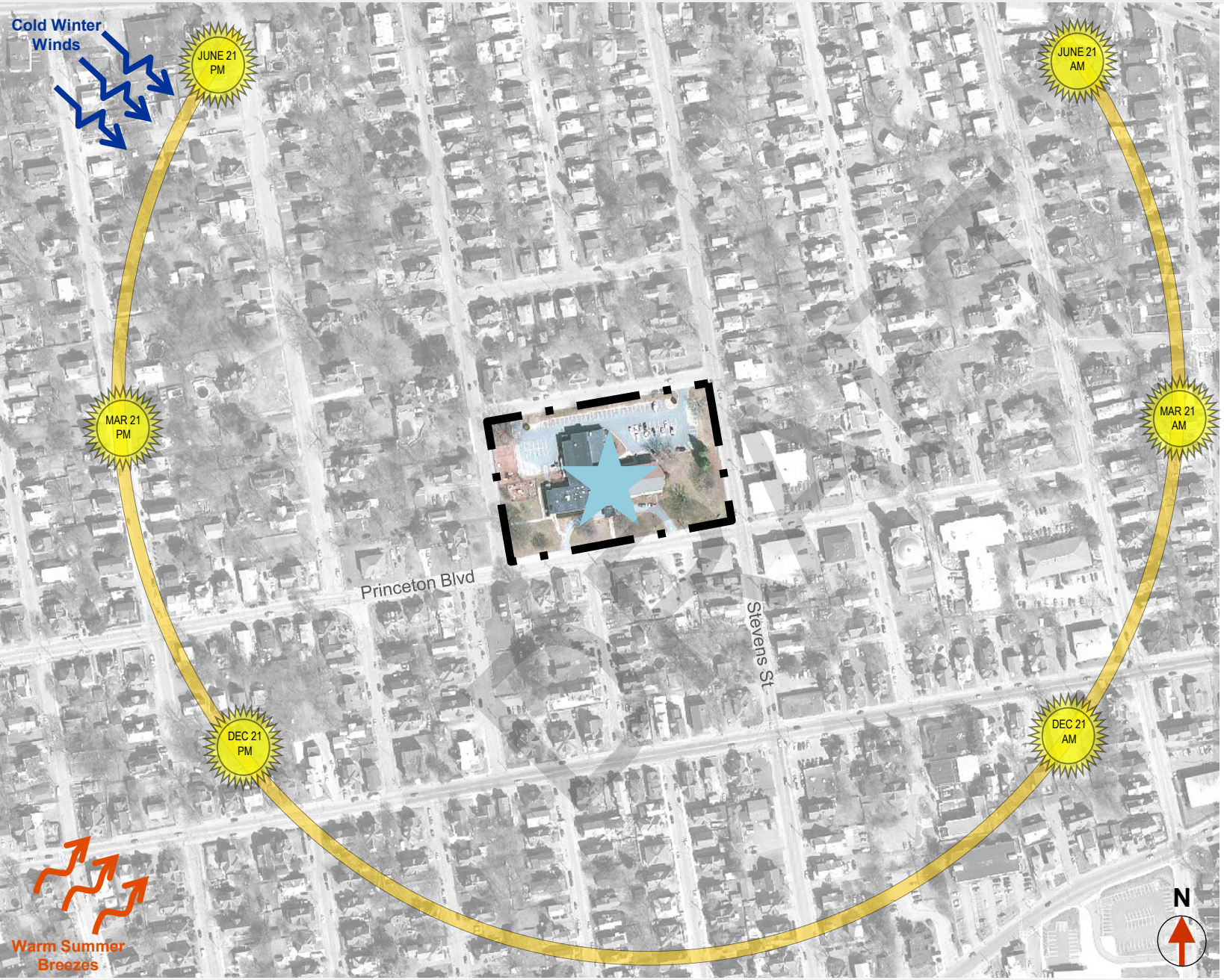
Preliminary Site: Highland Park



Highlands

- 20 Acres
- City owned land
- Bailey & Daley share site
- Proposed new school next to existing

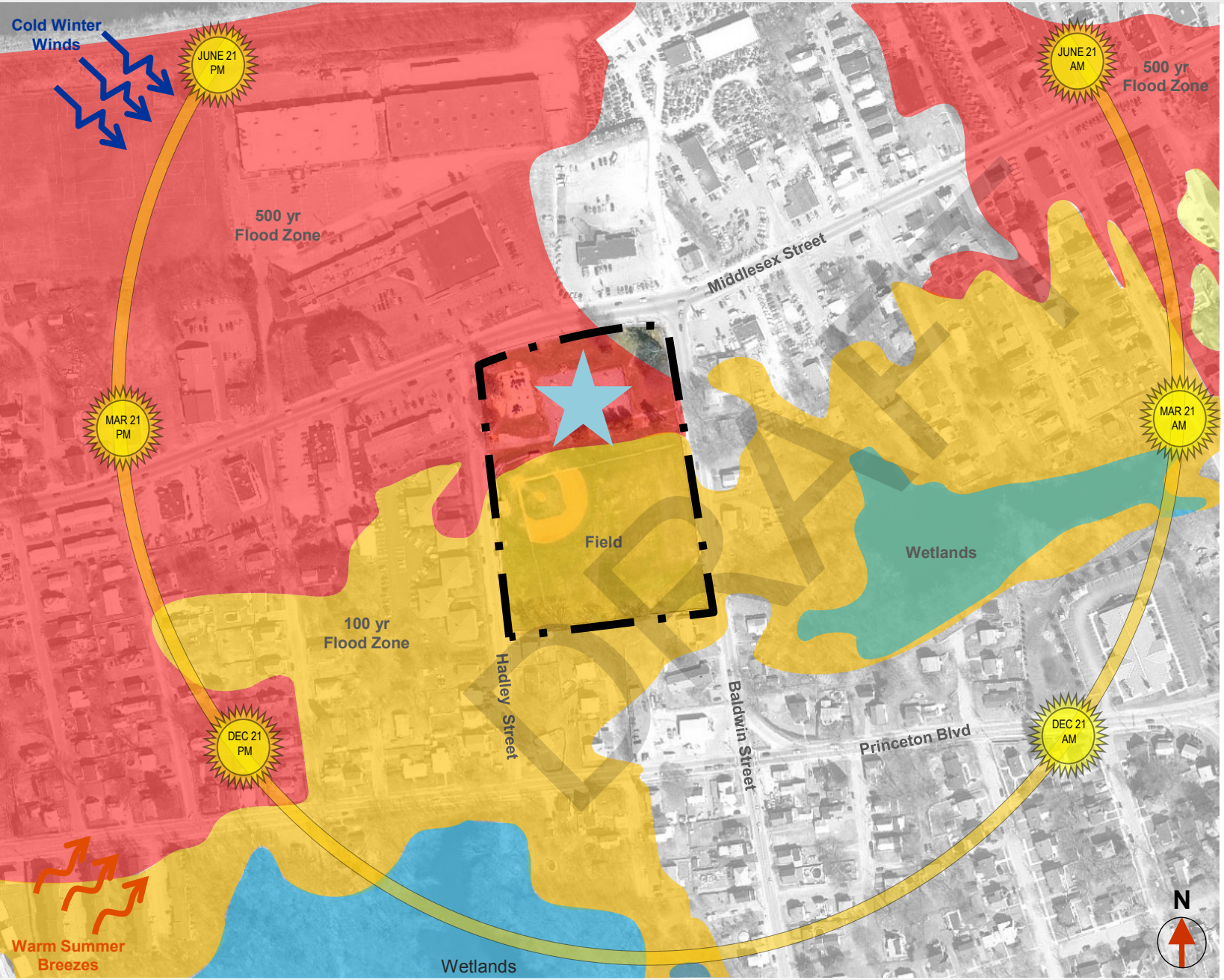
Preliminary Site: Princeton Blvd



Highlands

- 3 Acres +/-
- Not currently owned by the City
- Church and private school occupy a full city block
- Main transportation route and ease of access

Preliminary Site: Hadley Park



Highlands

- 5+ Acres
- Site owned by town
- Site slotted for school location in the past
- Currently is a park with athletic field
- Site in 100/500 year flood zones
- Main transportation route and ease of access