

School Building Authority at the Rhode Island Department of Education

LEA Condition Data Review

Statewide Facilities Survey & Prioritization Planning Services

August 2016

Introduction

As part of the Facility Assessment and Prioritization project for the School Building Authority at the Rhode Island Department of Education (RIDE), teams of architects and engineers visited your schools to compile lists of condition needs. Now that the building surveys are complete and the data is compiled, we need you to review the data as part of a collaborative process that seeks to empower LEAs.

A key output of the Facility Assessment and Prioritization project is a prioritization methodology. Informed by statute and regulations, this prioritization tool takes into consideration various key data elements that will determine a school's ranking in the overall prioritization of school facilities in Rhode Island. The prioritization tool will provide opportunity to the Council on Elementary and Secondary Education, General Assembly and the Governor to prioritize funding and aid in promoting equitable and adequate school housing for all public school children and prevent the costs of school housing from interfering with effective operations of schools.

The following condition and operational metrics were used to establish the methodology for prioritization.

- Facility Condition Score
- Weighted Priority Score
- Educational Program Space Score
- Energy Score
- Utilization
- Asset Protection Plan

The condition assessment data included in this report will be used to calculate the Facility Condition Score and Weighted Priority Score as part of the overall prioritization score for facilities.

Process Overview

In order to fully understand the physical and educational needs at our local schools, RIDE has engaged LEAs to embark on a collaborative two-part evaluation of all Rhode Island public school facilities. Teams of architects and engineers and other facility consultants collected data associated with the building conditions as well as the following specialties:

Technology – network architecture, major infrastructure components, classroom instructional systems, and necessary building space and support for technology

Acoustical – room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical systems noise and vibration control

Traffic – evaluation of traffic infrastructure surrounding school facilities

HAZMAT – visual HAZMAT survey focused on asbestos containing building materials, lead-based paint, polychlorinated biphenyls, and chlorofluorocarbons

Energy – survey of the opportunities for the implementation of renewable energy technologies and recommendations for improving energy efficiency

The second part of the evaluation is called an educational program survey. This survey includes the evaluation of schools to ensure that all spaces adequately support the LEA's educational program. Standards, per the Basic Education Plan and RIDE School Construction Regulations, have been identified for each classroom type or instructional space. Space are then evaluated to determine if they meet those standards and create a listing of improvements that could be made to enhance the learning environment.

The combination of these evaluations will provide RIDE with comprehensive technical information needed to understand the total level of facilities' need statewide in terms of condition, educational space needs and energy use. This information will be essential in developing a prioritization master plan for the State.

Data Overview

A facility condition assessment evaluates the general health of physical facilities by identifying and prioritizing deficient conditions that require correction for long-term use of the buildings. Observations are typically organized into civil, architectural, structural, mechanical, electrical, plumbing, and roofing disciplines. Additionally, life cycle analysis typically looks at the ages of systems coupled with maintenance history and performance to forecast replacement needs as systems reach the end of useful life.

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address.

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the facility's ability to remain open or meet the intended mission. These deficiencies typically include items related to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Facility Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause collateral deterioration of integral building systems, and conditions affecting building envelopes, such as exterior door and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that affect the mission of the facility, but may not require immediate attention. These items should be considered necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems which are likely to require attention within the next five years or would be considered an improvement to the environment. The improvements may be aesthetic or may provide greater functionality. Examples include cabinets, finishes, paving, and removal of abandoned equipment.

Priority 5 – General Improvements: These items are deficiencies that are aesthetic in nature or are typically considered enhancements. Common deficiencies in this priority may include repainting, carpeting, improved signage, or other items that provide for an improved facility environment. These items may be optional, but are generally included under a comprehensive renovation project plan.

The existing deficiencies that currently require correction are identified and assigned a priority.

Life cycle renewal may be defined as the projection of future building system replacement costs based upon each individual system's expected serviceable life and current condition. Building systems and components deteriorate over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project. Construction projects may be initiated several years after the initial facility condition assessment. Hence, it is necessary to forecast any future costs associated with a facility beyond the current year repair costs. This is accomplished by utilizing a 10-year life cycle renewal forecast model.

We welcome your participation and collaboration

Now that the building surveys are complete and the draft data is compiled, we hope you will review the data as we embark in a collaborative process.

Having a good baseline of condition needs will aid in developing the Facility Condition Score and ultimately the prioritization tool.



LEA Review Report

Clayville Elementary School | August 2016

Address: 3 George Washington Highway, Clayville, RI 02815

Report Generated: August 22, 2016



Year Built: **1933**
Building Area: **33,153**
Capacity: **184**



Clayville Elementary School

Site Level Deficiencies

Site

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9311	Traffic Signage Is Required Note: Upgrade, install signs for school zone and crosswalk	Traffic	6	Ea.	3
9312	Traffic Signage Is Required Note: Add flashing beacons to school zone speed limit signs	Traffic	2	Ea.	3
9313	Paving Requires Restriping Note: Mark parking spots in parking lot on west side of building	Traffic	20	CAR	5

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10972	The Pole Lighting Requires Replacement	Capital Renewal	5	Ea.	3

Building: 01 - Main Building

Site

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8514	The Playground Impact Surface Does Not Meet ADA Guidelines For Accessible Play Surfaces Note: Play area requires impact resistance surface.	ADA Compliance	6,000	SQFT	3
8516	Site Drainage Requires Regrading Note: There is excessive ponding at the foundation, parking lot and walkways.	Deferred Maintenance	20,000	SF	4

Roofing

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8515	Debris In Gutters Requires Removal Note: Water is pouring down the face of the walls and not draining to downspouts.	Deferred Maintenance	500	LF	2

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8511	Exterior Metal Door Requires Repainting	Deferred Maintenance	10	Door	3

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8512	Existing Door Hardware Is Not ADA Compliant Location: Basement	ADA Compliance	14	Door	3
19685	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	1,200	SF	3
8513	The Handrails In The Stair Area Are Not ADA Compliant Location: Stairs to original section of building.	ADA Compliance	32	LF	4

Mechanical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10971	The Cast Iron Water Boiler Requires Replacement Note: Original boiler should be replaced.	Capital Renewal	1	Ea.	2

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8517	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
10970	The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2
10969	The Mounted Building Lighting Requires Replacement	Capital Renewal	7	Ea.	3



Clayville Elementary School

Fire and Life Safety

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8510	Emergency Lighting System Requires Replacement Note: Emergency lighting fixtures by doors are damaged. Some are hanging and others have water inside of the fixture.	Capital Renewal	33,103	SF	2

Technology

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
18522	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	24	Ea.	3
18523	Technology: Campus wireless infrastructure inadequate. Note: Wireless Access Points do not support current 801.11AC standards, refresh and add Access Points.	Technology	12	Ea.	3
18527	Technology: Classroom AV/Multimedia systems are in need of improvements. Note: Classroom AV/Multimedia systems support digital technologies but do not have the required cabling to use it, refresh.	Technology	8	Ea.	3
18529	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Library AV/Multimedia system is nearing end-of-life, refresh.	Technology	1	Ea.	3
18525	Technology: Gymnasium sound system is nonexistant, inadequate, or near end of useful life. Note: Gymnasium lacks audio system, add audio system.	Technology	1	Ea.	3
18532	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	11	Ea.	3
18519	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18517	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF in AV storage space, minor renovations required to bring to standard.	Technology	1	Ea.	3
18518	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18521	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	15	Ea.	3
18528	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have one (1) data drops, add four (4) drops per classroom.	Technology	48	Ea.	3
18530	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	33,103	SF	3
18531	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 8 analog cameras, and front door intercom, refresh and add 17 cameras.	Technology	25	Ea.	3
18524	Technology: Special Space AV/Multimedia system is inadequate. Note: Multipurpose room need AV/Multimedia refresh/addition.	Technology	1	Ea.	3
18520	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18526	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: VoIP unified communication system installed in office, no handsets in classrooms.	Technology	8	Ea.	3

Buildings with no reported deficiencies

02 - Storage Shed



Clayville Elementary School

Clayville Elementary School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Roadway Pavement	Asphalt	1999	30	CAR	5
Pedestrian Pavement	Sidewalks - Concrete	1999	2,000	SF	5
Playfield Areas	ES Playgrounds	1999	1	Ea.	8
Fences and Gates	Fencing - Chain Link (8 Ft)	1933	950	LF	8

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Steep Slope Roofing	Composition Shingle	1999	33,103	SF	5

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	1999	800	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Operable Partitions	Foldable partition (Bldg SF)	1999	600	SF Wall	5
Interior Swinging Doors	Wood	1933	29	Door	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1999	27,293	SF	5
Suspended Plaster and	Painted ceilings	1933	3,310	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1933	33,103	SF	5
Flooring Treatment	Concrete Floor - Finished	1933	3,310	SF	5
	Note: Basement and boiler room				
Resilient Flooring	Vinyl Composition Tile Flooring	1999	27,288	SF	5
Carpeting	Carpet	1999	400	SF	5
Tile Flooring	Ceramic Tile	1975	250	SF	5
Interior Swinging Doors	Steel	1933	8	Door	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1999	27,293	SF	5
Resilient Flooring	Rubber Tile Flooring	1999	200	SF	5
	Note: Stairs				
Interior Door Supplementary Components	Door Hardware	1999	78	Door	10
Interior Swinging Doors	Wood	1933	14	Door	10
Interior Swinging Doors	Wood	1933	41	Door	10
Acoustical Suspended Ceilings	Exposed Tectum Ceilings	1975	2,500	SF	10
	Note: Gym				
Tile Flooring	Quarry Tile	1975	1,655	SF	10
	Note: Kitchen				

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1933	6	Ea.	6
Decentralized Heating Equipment	Unit Heater Steam/HW (250 MBH)	1933	22	Ea.	7
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1933	22	Ea.	7
Heat Generation	Heat Exchanger - Water to Water (112 GPM)	1933	1	Ea.	8
Exhaust Air	Kitchen Exhaust Hoods	1933	2	Ea.	8
HVAC Air Distribution	Roof Top Unit - DX Gas (15 Ton)	1933	2	Ea.	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1933	33,103	SF	8
Decentralized Cooling	Window Units	1933	5	Ea.	8



Clayville Elementary School

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Facility Hydronic Distribution	Pump - 5HP	1933	2	Ea.	8
Decentralized Heating Equipment	Unit Heater Electric (7 KW)	1933	5	Ea.	8
HVAC Air Distribution	Ductwork (Bldg.SF)	1933	33,103	SF	8
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	1933	13	Ea.	9
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1933	5	Ea.	9
Exhaust Air	Roof Exhaust Fan	1933	6	Ea.	10
Decentralized Cooling	Condensing Unit (3 Ton)	1933	1	Ea.	10

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Power Distribution	Panelboard - 120/240 100A	1933	1	Ea.	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1933	6	Ea.	6
Lighting Fixtures	Light Fixtures (Bldg SF)	1933	33,103	SF	7
Power Distribution	Panelboard - 120/240 125A	1933	5	Ea.	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1933	2	Ea.	6
Plumbing Fixtures	Restroom Lavatories	1933	12	Ea.	6
Plumbing Fixtures	Toilets	1933	13	Ea.	6
Plumbing Fixtures	Urinal (Ea.)	1933	6	Ea.	6
Plumbing Fixtures	Classroom Lavatories	1933	10	Ea.	6
Plumbing Fixtures	Lavatories	1933	12	Ea.	6
Plumbing Fixtures	Mop/Service Sinks	1933	1	Ea.	6
Building Support Plumbing System Supplementary Components	Sump Pump	1933	1	Ea.	6
Plumbing Fixtures	Mop/Service Sinks	1933	9	Ea.	8
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1933	2	Ea.	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1933	33,013	SF	10

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1975	10	Room	5

Building: 02 - Storage Shed

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Steep Slope Roofing	Composition Shingle	1999	50	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	1999	50	SF	10
Wall Painting and Coating	Painting/Staining (Bldg SF)	1999	50	SF	10



Clayville Elementary School

DRAFT



LEA Review Report

Hope Elementary School | August 2016

Address: 391 North Road, Hope, RI 02831

Report Generated: August 22, 2016



Year Built: **1929**
Building Area: **46,755**
Capacity: **260**



Hope Elementary School

Site Level Deficiencies

Site

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8693	Concrete Walks Require Replacement	Capital Renewal	3,000	SF	3
8705	The Playground Impact Surface Does Not Meet ADA Guidelines For Accessible Play Surfaces	ADA Compliance	3,000	SQFT	3
9316	Traffic Signage Is Required	Traffic	2	Ea.	3
	Note: Add flashing beacons to school zone speed limit signs.				
8707	Play Area Requires ADA Access	Functional Deficiency	1	Ea.	4
	Note: Asphalt curb across front of play area, no ramp for ADA access.				
9317	Paving Requires Restriping	Traffic	33	CAR	5
	Note: Staff lot				

Building: 01 - Main Building

Site

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8704	The Exterior Ramp Is Not ADA Compliant	ADA Compliance	100	LF	1
	Note: Handrail does not have extension at top and bottom. Handrail is missing on one side, slope too steep, and landing is too small.				

Roofing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8695	Shingle Roof Requires Replacement	Capital Renewal	6,500	SF	1
	Note: Shingles are damaged and missing.				

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8697	The Aluminum Window Requires Replacement	Capital Renewal	976	SF	2
	Note: Single pane windows should be replaced.				
10973	The Exterior Requires Painting (Bldg SF)	Capital Renewal	2,000	SF	4

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8699	Interior Doors Require Replacement	Capital Renewal	2	Door	3
	Note: Cafeteria doors are difficult to open.				
17364	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	12	SF	3
	Note: 9x9 Floor Tiles				
	Location: School Building Interior, Floor:1, Room:Classroom 24				
19702	Room Is Excessively Reverberant (Install Fiberglass Wall Panel)	Acoustics	600	SF	3
	Note: Gym				
8702	The Access Is Not ADA Compliant And Requires A Doorway Access Power Assist Mechanism	ADA Compliance	1	Door	3
	Note: Front door security buzzer is too high and needs to be relocated.				
8703	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	7	Ea.	3
	Location: Original faculty ladies restroom, and all student restrooms on lower level				
17354	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Metal Door Frame				
	Location: School Building Interior, Floor:Basement, Room:Men's Bathroom 18				
17359	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Metal Door				
	Location: School Building Interior, Floor:Basement, Room:East Stairs				
17361	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Wood Door				
	Location: School Building Interior, Floor:1, Room:Classroom 23				



Hope Elementary School

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
17367	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Classroom 22	Hazardous Material	1	Ea.	4
17368	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Frame Location: School Building Interior, Floor:1, Room:Classroom 21	Hazardous Material	2	Ea.	4
17372	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:2, Room:Classroom 33	Hazardous Material	1	Ea.	4
17374	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Trim Location: School Building Interior, Floor:2, Room:Classroom 30	Hazardous Material	1	Ea.	4
17378	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:1, Room:Classroom 43	Hazardous Material	1	Ea.	4
17384	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Exterior, Floor:Exterior, Room:Main Entrance	Hazardous Material	2	Ea.	4
17360	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:1, Room:Classroom 23	Hazardous Material	28	LF	4
17362	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Door Frame Location: School Building Interior, Floor:1, Room:Classroom 23	Hazardous Material	1	LF	4
17363	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:1, Room:Classroom 24	Hazardous Material	24	LF	4
17366	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:1, Room:Classroom 22	Hazardous Material	28	LF	4
17369	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:2, Room:Classroom 31	Hazardous Material	28	LF	4
17370	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Trim Location: School Building Interior, Floor:2, Room:Classroom 31	Hazardous Material	20	LF	4
17371	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:2, Room:Classroom 33	Hazardous Material	28	LF	4
17373	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:2, Room:Classroom 30	Hazardous Material	16	LF	4
17375	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:2, Room:Classroom 37	Hazardous Material	32	LF	4



Hope Elementary School

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
17376	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Trim Location: School Building Interior, Floor:2, Room:Classroom 37	Hazardous Material	20	LF	4
17380	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Trim Location: School Building Exterior, Floor:Exterior, Room:1929 Section of High Wood Trim	Hazardous Material	400	LF	4
17382	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rail Location: School Building Exterior, Floor:Exterior, Room:Room 54 Exit Door	Hazardous Material	20	LF	4
17383	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rail Location: School Building Exterior, Floor:Exterior, Room:Room 52 Exit Door	Hazardous Material	20	LF	4
17352	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Ceiling Vent Location: School Building Interior, Floor:Basement, Room:Gymnasium	Hazardous Material	100	SF	4
17355	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:Basement, Room:Boys' Bathroom 12	Hazardous Material	200	SF	4
17356	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:Basement, Room:Boys' Bathroom 12	Hazardous Material	310	SF	4
17357	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:Basement, Room:Kitchen/Pantry	Hazardous Material	200	SF	4
17358	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:Basement, Room:East Stairs	Hazardous Material	100	SF	4
17365	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:1, Room:Main Entrance	Hazardous Material	10	SF	4
17377	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:1, Room:Library	Hazardous Material	100	SF	4
17379	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:1, Room:Classroom 44	Hazardous Material	100	SF	4
17381	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Exterior, Floor:Exterior, Room:Concrete Foundation	Hazardous Material	300	SF	4
17385	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Exterior, Floor:Exterior, Room:Concrete Foundation	Hazardous Material	300	SF	4
8700	The Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	180	LF	4
8698	Interior Doors Require Repainting Note: Interior wood doors and door casings require sanding and staining.	Deferred Maintenance	40	Door	5



Hope Elementary School

Mechanical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8709	Water Heat Exchanger Requires Replacement	Capital Renewal	1	Ea.	2

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10974	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
8708	The Mounted Building Lighting Requires Replacement	Capital Renewal	5	Ea.	3

Location: Facing playground, building side C, facing faculty parking, main entry

Fire and Life Safety

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8706	Fire Alarm Horn/Strobe Requires Repair	Capital Renewal	1	Ea.	1

Location: Facing playground

Technology

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
18506	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	48	Ea.	3
18507	Technology: Campus wireless infrastructure inadequate. Note: Wireless Access Points do not support current 801.11AC standards, refresh and add Access Points.	Technology	25	Ea.	3
18511	Technology: Classroom AV/Multimedia systems are in need of improvements. Note: Classroom AV/Multimedia systems support digital technologies but do not have the required cabling to use it, refresh.	Technology	18	Ea.	3
18513	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Library AV/Multimedia system is nearing end-of-life, refresh.	Technology	1	Ea.	3
18509	Technology: Gymnasium sound system is nonexistant, inadequate, or near end of useful life. Note: Gymnasium lacks audio system, add audio system.	Technology	1	Ea.	3
18516	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	19	Ea.	3
18504	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDF lack grounding system, add grounding system.	Technology	1	Ea.	3
18503	Technology: Intermediate Telecommunications Room needs M/E improvements. Note: IDF is wall cabinet in custodial space, add secure cabinet.	Technology	1	Ea.	3
18501	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18499	Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: MDF in shared space with carpet flooring, renovate/rezone.	Technology	1	Ea.	3
18500	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18505	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	24	Ea.	3
18512	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have one (1) data drops, add four (4) drops per classroom.	Technology	144	Ea.	3
18514	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	46,735	SF	3
18515	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 8 analog cameras, and front door intercom, refresh and add 17 cameras.	Technology	25	Ea.	3
18508	Technology: Special Space AV/Multimedia system is inadequate. Note: Multipurpose room needs AV/Multimedia refresh/addition.	Technology	1	Ea.	3
18502	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18510	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: VoIP unified communication system installed in office, no handsets in classrooms.	Technology	18	Ea.	3



Hope Elementary School

Conveyances

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8701	The Access Is Not ADA Compliant And Requires A Platform Lift	ADA Compliance	1	Ea.	3

Note: Main entrance is on the lower level with no ADA access to upper levels.

Buildings with no reported deficiencies

02 - Shed

DRAFT



Hope Elementary School

Hope Elementary School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Parking Lot Pavement	Asphalt	1990	43	CAR	5
Playfield Areas	ES Playgrounds	1990	1	Ea.	5
Fences and Gates	Fencing - Chain Link (8 Ft)	1975	840	LF	5
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	1929	1	Ea.	10

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Low-Slope Roofing	Single Ply	2006	19,500	SF	10

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1975	18	Door	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1929	2,000	SF	7
Exterior Wall Veneer	Brick - Bldg SF basis	1929	46,735	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1990	46,735	SF	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1990	39,725	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1990	39,725	SF	5
Suspended Plaster and	Painted ceilings	1929	7,010	SF	5
Tile Flooring	Ceramic Tile	1929	935	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	1990	34,583	SF	5
Carpeting	Carpet	1990	10,282	SF	5
Interior Swinging Doors	Wood	1929	52	Door	10
Interior Door Supplementary Components	Door Hardware	1990	52	Door	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Cooling	Window Units	1929	5	Ea.	6
HVAC Air Distribution	AHU 2,000 CFM Interior	1929	5	Ea.	6
Exhaust Air	Kitchen Exhaust Hoods	1929	1	Ea.	7
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1929	9	Ea.	8
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1929	27	Ea.	8
Decentralized Heating Equipment	Radiant Heater - Radiator Water	1929	37	Ea.	8
Exhaust Air	Exhaust Fan - Roof Mounted (CFM)	1929	13	CFM	8
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1929	46,735	SF	9
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1929	22	Ea.	9
Facility Hydronic Distribution	2-Pipe Steam System (Hot)	1929	46,735	SF	10
HVAC Air Distribution	Ductwork (Bldg.SF)	1929	46,735	SF	10

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1929	1	Ea.	6
Power Distribution	Panelboard - 120/208 100A	1929	2	Ea.	6
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1929	4	Ea.	8
Electrical Service	Transformer (75 KVA)	1929	3	Ea.	8

**Hope Elementary School****Electrical**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Power Distribution	Panelboard - 120/208 125A	1929	2	Ea.	8
Power Distribution	Panelboard - 120/208 225A	1929	5	Ea.	8
Power Distribution	Panelboard - 120/208 400A	1929	1	Ea.	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1929	46,735	SF	8

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1929	5	Ea.	4
Building Support Plumbing System Supplementary Components	Sump Pump	1929	1	Ea.	5
Plumbing Fixtures	Classroom Lavatories	1929	24	Ea.	6
Plumbing Fixtures	Toilets	1929	29	Ea.	6
Plumbing Fixtures	Urinal (Ea.)	1929	8	Ea.	6
Plumbing Fixtures	Restroom Lavatories	1929	15	Ea.	8
Plumbing Fixtures	Mop/Service Sinks	1929	10	Ea.	8
Fuel Storage Tanks	Above Ground Fuel Oil StorageTank (2,000 Gal)	1929	1	Ea.	10
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1929	1	Ea.	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1929	46,735	SF	9

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1972	12	Room	5
Casework	Fixed Cabinetry	1990	4	Room	10

Building: 02 - Shed**Roofing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Low-Slope Roofing	Single Ply	1975	20	SF	6

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Entrance Doors	Wood	1975	2	Door	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1975	20	SF	10



Hope Elementary School

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LEA Review Report

North Scituate Elementary School | August 2016

Address: 46 Institute Lane, North Scituate, RI 02857

Report Generated: August 22, 2016



Year Built: **1967**
Building Area: **40,585**
Capacity: **225**



North Scituate Elementary School

Site Level Deficiencies

Site

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8448	Playground Requires Impact Resistant Material Note: Playground requires an appropriate impact surface. Playground currently has wood chips.	Capital Renewal	6	Ea.	2
9306	New Sidewalk Is Required Note: Install sidewalk from west edge of property to intersection with Greenville Rd	Traffic	1,950	SF	3
9307	Traffic Signage Is Required Note: Update, install signs for school zone	Traffic	4	Ea.	3
8446	Asphalt Paving Requires Replacement	Capital Renewal	10	CAR	4
8757	Asphalt Paving Requires Replacement Note: Parking and paved play areas	Capital Renewal	100	CAR	4

Building: 01 - Main Building

Roofing

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8454	The Metal Downspouts Require Installation or Replacement Location: On low roof at the main entry	Deferred Maintenance	30	LF	3

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
8459	Column Base Replacement Note: Wood column surround at front entry is damaged and needs to be replaced.	Deferred Maintenance	50	SF	3
8453	Exterior Metal Door Requires Repainting	Deferred Maintenance	32	Door	3
8452	The Exterior Requires Painting Note: Wood storefront and roof fascia require painting.	Capital Renewal	5,000	SF Wall	5
8451	The Exterior Soffit Requires Repair Note: Soffits at play area exit door and original storefront windows are damaged, and need repaired.	Deferred Maintenance	500	SF	5

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
17600	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:1, Room:All Rooms	Hazardous Material	80	Ea.	2
17601	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Frame Location: School Building Interior, Floor:1, Room:All Rooms	Hazardous Material	80	Ea.	2
17602	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Metal Exit Door Location: School Building Exterior, Floor:Exterior, Room:Building Exterior	Hazardous Material	12	Ea.	2
17599	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: School Building Interior, Floor:1, Room:All Classrooms	Hazardous Material	360	LF	2
17605	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Window Sill Location: School Building Interior, Floor:1, Room:All Classrooms	Hazardous Material	360	LF	2
17603	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Wood Roof Trim Location: School Building Exterior, Floor:Exterior, Room:Building Exterior	Hazardous Material	960	SF	2



North Scituate Elementary School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
17604	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Wood Window Trim Location: School Building Exterior, Floor:Exterior, Room:Building Exterior	Hazardous Material	900	SF	2
8456	Existing Door Hardware Is Not ADA Compliant Note: Door hardware on the communicating doors in classrooms.	ADA Compliance	10	Door	3
19715	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	600	SF	3
8455	The Vinyl Composition Tile Requires Replacement Note: Seams in the VCT are lifting and separating.	Capital Renewal	28,000	SF	3
8447	Room Designation Signage Missing Or Not Accessible.	ADA Compliance	18	Ea.	5

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
19714	Unit Ventilators Are Excessively Noisy Note: All classrooms & hallways	Acoustics	40	Ea.	2

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8450	The Mounted Building Lighting Requires Replacement Location: By playground	Capital Renewal	2	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8457	The Restroom Is Not ADA Compliant Location: Faculty women's restroom	ADA Compliance	40	SF	3

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18488	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	56	Ea.	3
18489	Technology: Campus wireless infrastructure inadequate. Note: Wireless Access Points do not support current 801.11AC standards, refresh and add Access Points.	Technology	20	Ea.	3
18493	Technology: Classroom AV/Multimedia systems are in need of improvements. Note: Classroom AV/Multimedia systems support digital technologies but do not have the required cabling to use it, refresh.	Technology	15	Ea.	3
18495	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Library AV/Multimedia system is nearing end-of-life, refresh.	Technology	1	Ea.	3
18491	Technology: Gymnasium sound system is nonexistant, inadequate, or near end of useful life. Note: Gymnasium lacks audio system, add audio system.	Technology	1	Ea.	3
18498	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	16	Ea.	3
18485	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDF lack grounding system, add grounding system.	Technology	1	Ea.	3
18484	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18482	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18480	Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: MDF in utility room. Add two (2) walls and dedicate space.	Technology	1	Ea.	3
18481	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18487	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	8	Ea.	3
18494	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have one (1) data drops, add four (4) drops per classroom.	Technology	72	Ea.	3



North Scituate Elementary School

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18496	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	40,535	SF	3
18497	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 8 analog cameras, and front door intercom, refresh and add 17 cameras.	Technology	25	Ea.	3
18490	Technology: Special Space AV/Multimedia system is inadequate. Note: Multipurpose room needs AV/Multimedia refresh/addition.	Technology	1	Ea.	3
18483	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18486	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements. Note: IDF does not have independent AC, add AC unit.	Technology	1	Ea.	3
18492	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: VoIP unified communication system installed in office, no handsets in classrooms.	Technology	15	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
8458	Replace Cabinetry In Classes/Labs Location: Classrooms	Deferred Maintenance	14	Room	4

Buildings with no reported deficiencies

02 - Storage Shed

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North Scituate Elementary School

North Scituate Elementary School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fences and Gates	Fencing - Chain Link (4 Ft)	1967	1,100	LF	4
Pedestrian Pavement	Sidewalks - Asphalt	1967	500	SF	5
Pedestrian Pavement	Sidewalks - Concrete	1967	4,000	SF	5
Playfield Areas	ES Playgrounds	1990	1	Ea.	8
Parking Lot Lighting	Pole Lighting	1969	5	Ea.	8
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	1969	2	Ea.	8

Building: 01 - Main Building

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1990	37	Door	4
Exterior Wall Veneer	Vinyl siding - clapboard style	1984	18,241	SF	5
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	1967	2,837	SF	5
Exterior Operating Windows	Aluminum - Windows per SF	1967	25	SF	6
Exterior Wall Veneer	E.I.F.S. - Bldg SF basis	1990	405	SF	7

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Paneling	Wood Panel wall	1967	8,107	SF	4
Tile Flooring	Ceramic Tile	1967	500	SF	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	1967	32,023	SF	5
Carpeting	Carpet	1990	6,135	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	1990	3,000	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1990	30,401	SF	5
Suspended Plaster and	Painted ceilings	1967	2,027	SF	6
Tile Flooring	Quarry Tile	1967	200	SF	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1990	30,401	SF	7
Interior Door Supplementary Components	Door Hardware	1990	90	Door	8
Tile Wall Finish	Ceramic Tile wall	1967	405	SF	8
Acoustical Suspended Ceilings	Exposed Tectum Ceilings	1990	8,107	SF	10

Note: Gym lobby and main office

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1967	12	Ea.	5
Exhaust Air	Kitchen Exhaust Hoods	1967	1	Ea.	5
Decentralized Heating Equipment	Unit Heater Steam/HW (250 MBH)	1967	15	Ea.	5
HVAC Air Distribution	Ductwork (Bldg.SF)	1967	12,200	SF	6
Heat Generation	Heat Exchanger - Water to Water (74 GPM)	1967	1	Ea.	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1967	3	Ea.	8
Heat Generation	Boiler - Cast Iron - Steam (1275 MBH)	1967	2	Ea.	8
Decentralized Cooling	Ductless Split System (1 Ton)	1967	1	Ea.	8
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1967	40,535	SF	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1967	40,535	SF	10
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1967	1	Ea.	10



North Scituate Elementary School

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1967	1	Ea.	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1967	18	Ea.	6
Lighting Fixtures	Light Fixtures (Bldg SF)	1967	40,535	SF	8
Power Distribution	Panelboard - 120/208 100A	1967	1	Ea.	8
Power Distribution	Panelboard - 120/208 225A	1967	6	Ea.	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1967	3	Ea.	8

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Classroom Lavatories	1967	18	Ea.	5
Building Support Plumbing System Supplementary Components	Sump Pump	1967	1	Ea.	5
Plumbing Fixtures	Toilets	1967	21	Ea.	5
Plumbing Fixtures	Urinal (Ea.)	1967	13	Ea.	5
Plumbing Fixtures	Restroom Lavatories	1967	22	Ea.	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1967	4	Ea.	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1967	3	Ea.	5
Plumbing Fixtures	Mop/Service Sinks	1967	7	Ea.	5
Fuel Storage Tanks	Underground Fuel Oil Storage Tank (5,000 Gal)	1967	1	Ea.	8
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1967	1	Ea.	10
Plumbing Fixtures	Mop/Service Sinks	1967	6	Ea.	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1967	40,535	SF	9

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1990	6	Room	5

Building: 02 - Storage Shed

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1990	50	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1990	50	SF	10



North Scituate Elementary School

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LEA Review Report

Scituate Middle School & High School | August 2016

Address: 94 Trimtown Road, North Scituate, RI 02857

Report Generated: August 22, 2016



Year Built: **1956**
Building Area: **187,166**
Capacity: **931**



Scituate Middle School & High School

Site Level Deficiencies

Site

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9291	New Sidewalk Is Required Note: Install sidewalks from parking lot to crosswalk at NW corner of school property (6' wide)	Traffic	600	SF	3
9310	Traffic Signage Is Required Note: Add flashing beacons to school zone speed limit signs.	Traffic	2	Ea.	3

Building: 01 - Main Building

Roofing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4546	Awning Or Canopy Roofing Decking Requires Repair	Deferred Maintenance	1,000	SF	4

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4541	The Exterior Soffit Requires Repainting Location: NE corner	Deferred Maintenance	3,000	SF	5

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
17404	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:1, Room:Classroom 103	Hazardous Material	2	Ea.	2
17405	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:1, Room:Classroom 103	Hazardous Material	2	Ea.	2
17410	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:1, Room:Classroom 106	Hazardous Material	2	Ea.	2
17411	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:1, Room:Classroom 106	Hazardous Material	2	Ea.	2
17417	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Radiator Cover Location: School Building Interior, Floor:1, Room:Stairway 1	Hazardous Material	1	Ea.	2
17424	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:2, Room:Main Lobby	Hazardous Material	4	Ea.	2
17425	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Frame Location: School Building Interior, Floor:2, Room:Main Lobby	Hazardous Material	7	Ea.	2
17427	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:2, Room:Classroom 218	Hazardous Material	2	Ea.	2
17428	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:2, Room:Classroom 218	Hazardous Material	2	Ea.	2



Scituate Middle School & High School

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
17436	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:2, Room:Main Corridor	Hazardous Material	6	Ea.	2
17437	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:2, Room:Main Corridor	Hazardous Material	8	Ea.	2
17439	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Frame Location: School Building Interior, Floor:2, Room:Main Girls' Bathroom	Hazardous Material	2	Ea.	2
17442	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:D Wing, Room:Wood Shop	Hazardous Material	12	Ea.	2
17443	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:D Wing, Room:Wood Shop	Hazardous Material	12	Ea.	2
17444	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:D Wing, Room:Agricultural Classroom	Hazardous Material	4	Ea.	2
17445	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:D Wing, Room:Agricultural Classroom	Hazardous Material	4	Ea.	2
17447	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:2, Room:Cafeteria	Hazardous Material	3	Ea.	2
17452	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:2, Room:Gymnasium	Hazardous Material	2	Ea.	2
17453	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:2, Room:Gymnasium	Hazardous Material	2	Ea.	2
17454	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:2, Room:Old Stage	Hazardous Material	2	Ea.	2
17457	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Location: School Building Interior, Floor:2, Room:Classroom 206	Hazardous Material	4	Ea.	2
17458	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Door Frame Location: School Building Interior, Floor:2, Room:Classroom 206	Hazardous Material	4	Ea.	2
17460	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:3, Room:Music Offices	Hazardous Material	10	Ea.	2
17461	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:3, Room:Music Offices	Hazardous Material	10	Ea.	2



Scituate Middle School & High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
17465	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	4	Ea.	2
	Note: Painted Door				
	Location: School Building Exterior, Floor:Exterior, Room:North Façade				
17407	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	14	LF	2
	Note: Wood Casework - Full Cabinets				
	Location: School Building Interior, Floor:1, Room:Classrooms 104, 105				
17409	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	7	LF	2
	Note: Wood Casework - Full Cabinets				
	Location: School Building Interior, Floor:1, Room:Classroom 106				
17415	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	7	LF	2
	Note: Wood Casework - Full Cabinets				
	Location: School Building Interior, Floor:1, Room:Classroom 109				
17419	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	2	LF	2
	Note: Painted Door				
	Location: School Building Interior, Floor:1, Room:Corridor 1				
17420	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	4	LF	2
	Note: Painted Door Frame				
	Location: School Building Interior, Floor:1, Room:Corridor 1				
17435	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet)	Hazardous Material	40	LF	2
	Note: Wood Handrails				
	Location: School Building Interior, Floor:2, Room:Stairway 2				
17403	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	21	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:1, Room:Classroom 103				
17406	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	42	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:1, Room:Classrooms 104, 105				
17408	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	21	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:1, Room:Classroom 106				
17412	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	15	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:1, Room:Classroom 107				
17414	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	21	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:1, Room:Classroom 109				
17418	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	5	SF	2
	Note: Painted Lockers				
	Location: School Building Interior, Floor:1, Room:Corridor 1				
17426	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	30	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:2, Room:Classroom 218				
17431	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	21	SF	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:2, Room:Resource Room				



Scituate Middle School & High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
17438	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:2, Room:Main Boys' Bathroom	Hazardous Material	20	SF	2
17441	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:D Wing, Room:Wood Shop	Hazardous Material	20	SF	2
17450	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Radiator Cover Location: School Building Interior, Floor:2, Room:Classroom 208	Hazardous Material	5	SF	2
17469	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Painted Door & Panels Location: School Building Exterior, Floor:Exterior, Room:North Façade	Hazardous Material	50	SF	2
17456	Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children Note: Damaged Skim Coat & Corners Location: School Building Interior, Floor:2, Room:Choral Room 233	Hazardous Material	10	SF	2
17462	Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children Note: Damaged Skim Coat & Corners Location: School Building Interior, Floor:3, Room:Auditorium Stage	Hazardous Material	75	SF	2
17463	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Window Caulk Location: School Building Exterior, Floor:Exterior, Room:North Façade	Hazardous Material	56	LF	3
17464	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Wall Caulk Location: School Building Exterior, Floor:Exterior, Room:North Façade	Hazardous Material	20	LF	3
17466	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Window Caulk Location: School Building Exterior, Floor:Exterior, Room:North Façade	Hazardous Material	200	LF	3
17468	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Vent Caulk Location: School Building Exterior, Floor:Exterior, Room:North Façade	Hazardous Material	24	LF	3
17470	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Window Caulk Location: School Building Exterior, Floor:Exterior, Room:East Façade - 1956 Wing	Hazardous Material	200	LF	3
17471	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Window Caulk Location: School Building Exterior, Floor:Exterior, Room:East Façade - D Wing	Hazardous Material	35	LF	3
17472	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Window Caulk Location: School Building Exterior, Floor:Exterior, Room:West Façade	Hazardous Material	50	LF	3
4543	Existing Door Hardware Is Not ADA Compliant Note: Lever handle is less than 34" above the floor in middle school classrooms 401-420. Location: Middle school classrooms 401-420	ADA Compliance	15	Door	3
17400	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: 9x9 Floor Tiles Location: School Building Interior, Floor:1, Room:Department Chairs Suite	Hazardous Material	240	SF	3
17401	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: 9x9 Floor Tiles Location: School Building Interior, Floor:1, Room:Custodial Area	Hazardous Material	120	SF	3
17402	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: 9x9 Floor Tiles Location: School Building Interior, Floor:1, Room:Book Room	Hazardous Material	132	SF	3
17434	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: 9x9 Floor Tiles Location: School Building Interior, Floor:2, Room:AD Office	Hazardous Material	210	SF	3



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Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4545	The Vinyl Composition Tile Requires Replacement Note: Joint cover is lifted and flooring is damaged. Location: Outside Room 209	Capital Renewal	25	SF	3
17390	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Cafeteria	Hazardous Material	2	Ea.	4
17392	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Kitchen and Attached Rooms	Hazardous Material	1	Ea.	4
17396	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Electrical Room	Hazardous Material	1	Ea.	4
17397	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:1, Room:Classroom 404	Hazardous Material	1	Ea.	4
17398	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Exterior, Floor:Exterior, Room:Kitchen Door	Hazardous Material	1	Ea.	4
17388	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rail Location: School Building Interior, Floor:1, Room:Cafeteria	Hazardous Material	60	LF	4
17394	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: School Building Interior, Floor:1, Room:Classroom 412	Hazardous Material	12	LF	4
17395	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: School Building Interior, Floor:1, Room:Classroom 411	Hazardous Material	12	LF	4
17399	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Trim Location: School Building Exterior, Floor:Exterior, Room:Kitchen Door	Hazardous Material	20	LF	4
17413	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: School Building Interior, Floor:1, Room:Classroom 108	Hazardous Material	7	LF	4
17416	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Mailboxes Location: School Building Interior, Floor:1, Room:Stairway 1	Hazardous Material	40	LF	4
17429	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework Location: School Building Interior, Floor:2, Room:Classrooms 217, 213, 214	Hazardous Material	21	LF	4
17386	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:1, Room:Main Office	Hazardous Material	10	SF	4
17387	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:1, Room:Main Hall	Hazardous Material	300	SF	4
17389	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Heater Location: School Building Interior, Floor:1, Room:Cafeteria	Hazardous Material	250	SF	4



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Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
17391	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Tiles Location: School Building Interior, Floor:1, Room:Cafeteria	Hazardous Material	10	SF	4
17421	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Stair Tread Location: School Building Interior, Floor:1, Room:East End	Hazardous Material	4	SF	4
17422	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Radiator Cover Location: School Building Interior, Floor:1, Room:East End	Hazardous Material	20	SF	4
17423	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Radiator Cover Location: School Building Interior, Floor:2, Room:Assistant Principal's Office	Hazardous Material	8	SF	4
17430	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Radiator Cover Location: School Building Interior, Floor:2, Room:Classrooms 217, 213, 214	Hazardous Material	15	SF	4
17433	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Radiator Location: School Building Interior, Floor:2, Room:AD Office	Hazardous Material	5	SF	4
17446	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Radiator Cover Location: School Building Interior, Floor:2, Room:Cafeteria	Hazardous Material	8	SF	4
17451	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Door Location: School Building Interior, Floor:2, Room:Classroom 209	Hazardous Material	5	SF	4
17467	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Wood Suffit Location: School Building Exterior, Floor:Exterior, Room:North Façade	Hazardous Material	400	SF	4
17432	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: GWB Damage Location: School Building Interior, Floor:2, Room:Resource Room	Hazardous Material	2	SF	4
17440	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Damaged Skim Coat Location: School Building Interior, Floor:1984 Wing, Room:Media Center & Offices	Hazardous Material	10	SF	4
17448	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: GWB Damage Location: School Building Interior, Floor:2, Room:Computer Room 256	Hazardous Material	2	SF	4
17449	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: GWB Damage Location: School Building Interior, Floor:2, Room:Computer Room 258	Hazardous Material	2	SF	4
17455	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Damaged Skim Coat Location: School Building Interior, Floor:2, Room:Music Room 233	Hazardous Material	5	SF	4
17459	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: GWB Damage Location: School Building Interior, Floor:3, Room:Classroom 309	Hazardous Material	2	SF	4
4540	Classroom Doors Lack Appropriate Signs Note: Rooms 154, 401, 402, 404, 405, 411, 412 have no room number signs. Location: Rooms 154, 401, 402, 404, 405, 411, 412	Capital Renewal	7	Ea.	5



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Mechanical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4551	The Air Handler HVAC Component Requires Replacement Note: AHUs are aged, obsolete, and should be replaced.	Capital Renewal	4	Ea.	2
19723	Unit Ventilators Are Excessively Noisy Note: All classrooms	Acoustics	50	Ea.	2
19724	Unit Ventilators Are Excessively Noisy Note: All classrooms	Acoustics	25	Ea.	2
9284	Remove Abandoned Equipment Note: Air compressor	Deferred Maintenance	1	Ea.	3
4552	The Fin Tube Water Radiant Heater Requires Replacement Note: Fin tube radiation is outdated, deteriorating, and should be replaced.	Capital Renewal	117	Ea.	3
4553	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: Hot water piping is original to 1956. Water is not treated and is highly corrosive. Damage can be seen at pumps.	Deferred Maintenance	144,756	SF	3
4542	Exhaust Fan Ventilation Requires Replacement Note: Greenhouse supply fans.	Capital Renewal	2	Ea.	4
4549	Small HVAC Circulating Pump Requires Replacement Note: Pump bodies are showing signs of corrosion and poor seals. According to the building manager the water quality is very poor.	Deferred Maintenance	3	Ea.	4
4557	Small HVAC Circulating Pump Requires Replacement Note: Pump bodies are showing signs of corrosion and poor seals. According to the building manager the water quality is very poor.	Deferred Maintenance	6	Ea.	4
4539	The Chemistry Lab Fume Hood(s) Require Replacement Note: Fume hoods are outdated, obsolete, and should be replaced.	Capital Renewal	3	Ea.	4

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4554	The Distribution Panel Requires Replacement Location: Old electrical room	Capital Renewal	2	Ea.	3
4558	The Electrical Receptacles Are Inadequate And More are Needed Note: Inadequate receptacles throughout building. More are needed.	Functional Deficiency	150	Ea.	3

Plumbing

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4550	Sump Pump Requires Replacement	Deferred Maintenance	2	Ea.	3
4548	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Domestic hot water piping in high school appears to be original to the building. According to the building manager, water has high pH levels which can lead to premature failure.	Capital Renewal	50,000	SF	3
4556	Water Storage Tank Requires Replacement Note: Tanks appear to be original to 1956 install and should be replaced.	Capital Renewal	2	Ea.	3
4547	The Refrigerated Water Cooler Requires Replacement Note: Water fountains in the boy's locker room, girl's locker room, and hallway outside of auxiliary gym are non-functional.	Capital Renewal	3	Ea.	4

Technology

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
18462	Technology: Auditorium AV/Multimedia system is inadequate. Note: Auditorium (large size) needs to be refreshed.	Technology	1	Room	3
18461	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	96	Ea.	3
18474	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	176	Ea.	3
18463	Technology: Campus wireless infrastructure inadequate. Note: Wireless Access Points do not support current 801.11AC standards, refresh and add Access Points.	Technology	35	Ea.	3
18475	Technology: Campus wireless infrastructure inadequate. Note: Wireless Access Points do not support current 801.11AC standards, refresh and add Access Points.	Technology	25	Ea.	3
18464	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Classroom AV/Multimedia systems are antiquated, refresh.	Technology	30	Ea.	3
18466	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Library AV/Multimedia system is nearing end-of-life, refresh.	Technology	1	Ea.	3



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Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18476	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Classroom AV/Multimedia systems are antiquated, refresh.	Technology	20	Ea.	3
18468	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	31	Ea.	3
18479	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	21	Ea.	3
18458	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDFs lack grounding system, add grounding system.	Technology	2	Ea.	3
18472	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDFs lack grounding system, add grounding system.	Technology	3	Ea.	3
18455	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate. Note: IDF Nurse is in too small of a space and is used for storage, relocate/rezone.	Technology	1	Ea.	3
18469	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate. Note: IDF located in "high voltage" area, relocate.	Technology	1	Ea.	3
18470	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: IDF 256 in shared space, dedicate.	Technology	1	Ea.	3
18471	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: IDF in Main Office, relocate/dedicate.	Technology	1	Ea.	3
18454	Technology: Intermediate Telecommunications Room needs M/E improvements. Note: Consolidate "IDF Campus Guard Station" into IDF.	Technology	1	Ea.	3
18456	Technology: Intermediate Telecommunications Room needs M/E improvements. Note: IDF Storage is not dedicated, but low density. Add secure wall-mount cabinet.	Technology	1	Ea.	3
18457	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18453	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF lacks grounding system, add grounding system.	Technology	1	Ea.	3
18452	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF could use minor renovations to bring to standard	Technology	1	Ea.	3
18460	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	1	Ea.	3
18473	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	40	Ea.	3
18465	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have one (1) data drops, add four (4) drops per classroom.	Technology	144	Ea.	3
18477	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have one (1) data drops, add four (4) drops per classroom.	Technology	144	Ea.	3
18467	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 12 analog cameras, and front door intercom, refresh and add 36 cameras.	Technology	48	Ea.	3
18478	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 8 analog cameras, and front door intercom, refresh and add 8 cameras (high school combined building).	Technology	16	Ea.	3
18459	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements. Note: IDF does not have independent AC, add AC unit.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4555	The Metal Student Lockers Require Replacement Note: Lockers are dented with broken doors. Location: Locker rooms	Capital Renewal	300	Ea.	4



Scituate Middle School & High School

Buildings with no reported deficiencies

02 - Storage

03 - Public Works

04 - Pump House

DRAFT



Scituate Middle School & High School

Scituate Middle School & High School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fences and Gates	Fencing - Chain Link (8 Ft)	1984	1,200	LF	5
Playfield Areas	HS Athletic Components	1984	1	Ea.	5
	Note: Football field				
Roadway Pavement	Asphalt	1984	58	CAR	5
Parking Lot Pavement	Asphalt	1984	250	CAR	5
Parking Lot Pavement	Asphalt	2010	100	CAR	10

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Low-Slope Roofing	Single Ply	1984	110,000	SF	5
Canopy Roofing	Canopies	1956	1,000	SF	5

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Wall Veneer	Stucco - Bldg SF basis	1962	9,098	SF	5
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1956	1,820	SF	5
Exterior Operating Windows	Aluminum - Windows per SF	1984	300	SF	5
Exterior Window Wall	Storefront / Curtain Wall (Bldg SF)	1962	23,656	SF	5
Exterior Entrance Doors	Steel - Insulated and Painted	1984	43	Door	5
Exterior Utility Doors	Overhead	1956	3	Door	5
Exterior Wall Veneer	Brick - Bldg SF basis	1956	72,786	SF	10
Exterior Wall Veneer	CMU - Bldg SF Basis	1956	72,786	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Swinging Doors	Wood	1956	145	Door	5
Interior Coiling Doors	Overhead	1956	4	Door	5
Interior Door Supplementary Components	Door Hardware	1984	230	Door	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1984	145,573	SF	5
Suspended Plaster and	Painted ceilings	1984	36,393	SF	5
Tile Wall Finish	Ceramic Tile wall	1984	500	SF	5
Wall Paneling	Wood Panel wall	1975	9,098	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1956	135,975	SF	5
Flooring Treatment	Concrete Floor - Finished	1956	18,197	SF	5
Tile Flooring	Ceramic Tile	1956	1,821	SF	5
Wood Flooring	Wood Flooring - All Types	1956	1,820	SF	5
	Note: Stage and band room				
Resilient Flooring	Rubber Tile Flooring	1984	9,098	SF	5
	Note: Ramps and locker rooms				
Carpeting	Carpet	2000	1,820	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1984	145,573	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	1984	147,392	SF	5
Stone Facing	Brick/Stone veneer	1956	36,393	SF	10
Athletic Flooring	Athletic/Sport Flooring	1984	1,820	SF	10
	Note: Auxiliary gym				



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Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Cooling	Window Units	1956	5	Ea.	4
Decentralized Heating Equipment	Unit Heater Steam/HW (250 MBH)	1956	18	Ea.	4
	Note: Cabinet unit heater				
Air Distribution	Energy Recovery Unit (4,000 CFM)	1956	4	Ea.	5
Air Distribution	Energy Recovery Unit (10,000 CFM)	1956	1	Ea.	5
Decentralized Heating Equipment	Radiant Heater - Radiator Water	1956	5	Ea.	5
Exhaust Air	Roof Exhaust Fan - Large	1956	20	Ea.	5
Exhaust Air	Roof Exhaust Fan - Large	1956	3	Ea.	5
HVAC Air Distribution	AHU 2,000 CFM Outdoor	1956	4	Ea.	6
HVAC Air Distribution	AHU 10,000 CFM Outdoor	1956	1	Ea.	6
HVAC Air Distribution	Ductwork (Bldg.SF)	1956	100,000	SF	6
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1956	41	Ea.	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1956	5	Ea.	8
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	1956	2	Ea.	9
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	1956	79	Ea.	9
Decentralized Heating Equipment	Unit Heater Steam/HW (400 MBH)	1956	5	Ea.	9
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1956	181,966	SF	10

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Electrical Service	Switchgear - Main Dist Panel (1200 Amps)	1956	2	Ea.	4
Power Distribution	Panelboard - 120/208 100A	1956	21	Ea.	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1956	12	Ea.	8
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1956	25	Ea.	8
Wiring Devices	Electrical Disconnect	1956	3	Ea.	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1956	181,966	SF	8
Power Distribution	Panelboard - 120/208 225A	1956	8	Ea.	10
Power Distribution	Panelboard - 120/208 400A	1956	2	Ea.	10
Power Distribution	Panelboard - 120/208 225A	1956	6	Ea.	10
Packaged Generator Assemblies	Emergency Generator (100 KW)	1956	1	Ea.	10
Transfer Switches	Automatic Transfer Switch (Amps)	1956	400	Amps	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1956	1	Ea.	5
Plumbing Fixtures	Showers	1956	21	Ea.	5
Plumbing Fixtures	Urinals	1956	18	Ea.	6
Plumbing Fixtures	Toilets	1956	42	Ea.	6
Plumbing Fixtures	Restroom Lavatories	1956	38	Ea.	6
Plumbing Fixtures	Mop/Service Sinks	1956	12	Ea.	6
Facility Potable-Water Storage Tanks	Water Storage Tank - 250 Gallon	1956	3	Ea.	8

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1956	181,966	SF	9

Conveyances

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1994	1	Ea.	10

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Lockers	1956	950	Ea.	5
Casework	Fixed Cabinetry	1956	8	Room	5



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Building: 02 - Storage**Electrical**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	2010	150	SF	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2010	150	SF	9

Building: 03 - Public Works**Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2009	5,000	SF	3
Carpeting	Carpet	2009	300	SF	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	2009	5,000	SF	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2009	5,000	SF	9

Building: 04 - Pump House**Roofing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Steep Slope Roofing	Composition Shingle	1962	50	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Heating Equipment	Unit Heater Steam/HW (36 MBH)	1962	1	Ea.	9



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