

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
10912	The Pole Lighting Requires Replacement	Capital Renewal	5	Ea.	3

Building: 01 - Main Building

Site

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9314	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
9316	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
9915	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
9511	Exterior Metal Door Requires Repainting	Deferred Maintenance	10	Door	3

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9312	Existing Door Hardware Is Not ADA Compliant Location: Basement	ADA Compliance	14	Door	3
9610	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	1,200	SF	3
9513	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
9314	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
9312	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
9311	The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2
9314	The Mounted Building Lighting Requires Replacement	Capital Renewal	7	Ea.	3

**Clayville Elementary School****Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority
18-010 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

Deficiency	Category	Qty	UoM	Priority
18-022 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
18-023 Technology: Campus wireless infrastructure inadequate. Note: Wireless Access Points do not support current 802.11AC standards, refresh and add Access Points.	Technology	12	Ea.	3
18-024 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
18-025 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
18-026 Technology: Gymnasium sound system is nonexistent, inadequate, or near end of useful life. Note: Gymnasium lacks audio system, add audio system.	Technology	1	Ea.	3
18-027 Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	11	Ea.	3
18-028 Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18-029 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
18-030 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
18-031 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
18-032 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
18-033 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
18-034 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
18-035 Technology: Special Space AV/Multimedia system is inadequate. Note: Multipurpose room need AV/Multimedia refresh/addition.	Technology	1	Ea.	3
18-036 Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18-037 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 St-)	1999	800	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Operable Partitions	Foldable partition (Bldg St-)	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 St-)	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

**Dayville Elementary School****Mechanical**

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Facility Hydronic Distribution	Pump - SHP	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



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
9697	Concrete Walks Require Replacement	Capital Renewal	3,000	SF	3
9698	The Playground Impact Surface Does Not Meet ADA Guidelines For Accessible Play Surfaces	ADA Compliance	3,000	SQFT	3
9698	Traffic Signage Is Required	Traffic	2	Ea.	3
	Note: Add flashing beacons to school zone speed limit signs.				
9697	Play Area Requires ADA Access	Functional Deficiency	1	Ea.	4
	Note: Asphalt curb across front of play area, no ramp for ADA access.				
9697	Paving Requires Resurfacing	Traffic	33	CAR	5
	Note: Staff lot				

Building: 01 - Main Building

Site

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9704	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
9695	Shingle Roof Requires Replacement	Capital Renewal	6,500	SF	1
	Note: Shingles are damaged and missing.				

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9697	The Aluminum Window Requires Replacement	Capital Renewal	976	SF	2
	Note: Single pane windows should be replaced.				
9698	The Exterior Requires Painting (Bldg SF)	Capital Renewal	2,000	SF	4

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9699	Interior Doors Require Replacement	Capital Renewal	2	Door	3
	Note: Cafeteria doors are difficult to open.				
9699	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				
9699	Room Is Excessively Reverberant (Install Fiberglass Wall Panel)	Acoustics	600	SF	3
	Note: Gym				
9699	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.				
9699	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				
9699	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				
9699	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				
9699	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

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
17369 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
17370 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
17371 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
17372 Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Door Location: School Building Exterior, Floor:Exterior, Room:Main Entrance	Hazardous Material	2	Ea.	4
17381 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
17382 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
17383 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
17384 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	28	LF	4
17385 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
17386 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	20	LF	4
17387 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	28	LF	4
17388 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	16	LF	4
17389 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	32	LF	4
17390 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			



Hope Elementary School

Interior

Deficiency	Category	Qty	UoM	Priority
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
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
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
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 62 Exit Door	Hazardous Material	20	LF	4
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
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
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
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
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
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
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
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
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
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
The Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	180	LF	4
Interior Doors Require Repainting Note: Interior wood doors and door casings require sanding and staining.	Deferred Maintenance	40	Door	5



Hope Elementary School

Mechanical

MAPS ID	Deficiency	Category	Qty	UoM	Priority
6709	Water Heat Exchanger Requires Replacement	Capital Renewal	1	Ea.	2

Electrical

MAPS ID	Deficiency	Category	Qty	UoM	Priority
50974	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
51258	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

MAPS ID	Deficiency	Category	Qty	UoM	Priority
6708	Fire Alarm Horn/Strobe Requires Repair	Capital Renewal	1	Ea.	1
	Location: Facing playground				

Technology

MAPS ID	Deficiency	Category	Qty	UoM	Priority
18406	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
18407	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
3511	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
18413	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
18419	Technology: Gymnasium sound system is nonexistent, inadequate, or near end of useful life. Note: Gymnasium lacks audio system, add audio system.	Technology	1	Ea.	3
8516	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	19	Ea.	3
3504	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IUT lack grounding system, add grounding system.	Technology	1	Ea.	3
18453	Technology: Intermediate Telecommunications Room needs M/C improvements. Note: IUT is wall cabinet in custodial space, add secure cabinet.	Technology	1	Ea.	3
17681	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MUF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
3599	Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: MUF in shared space with carpet flooring, renovate/rezone.	Technology	1	Ea.	3
3595	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MUF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18426	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
18412	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
18404	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system is antiquated, refresh.	Technology	46,735	SF	3
3510	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
3509	Technology: Special Space AV/Multimedia system is inadequate. Note: Multipurpose room needs AV/Multimedia refresh/addition.	Technology	1	Ea.	3
3502	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
3511	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

Category	Deficiency	Category	Qty	UoM	Priority
8700	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



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 Storage Tank (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

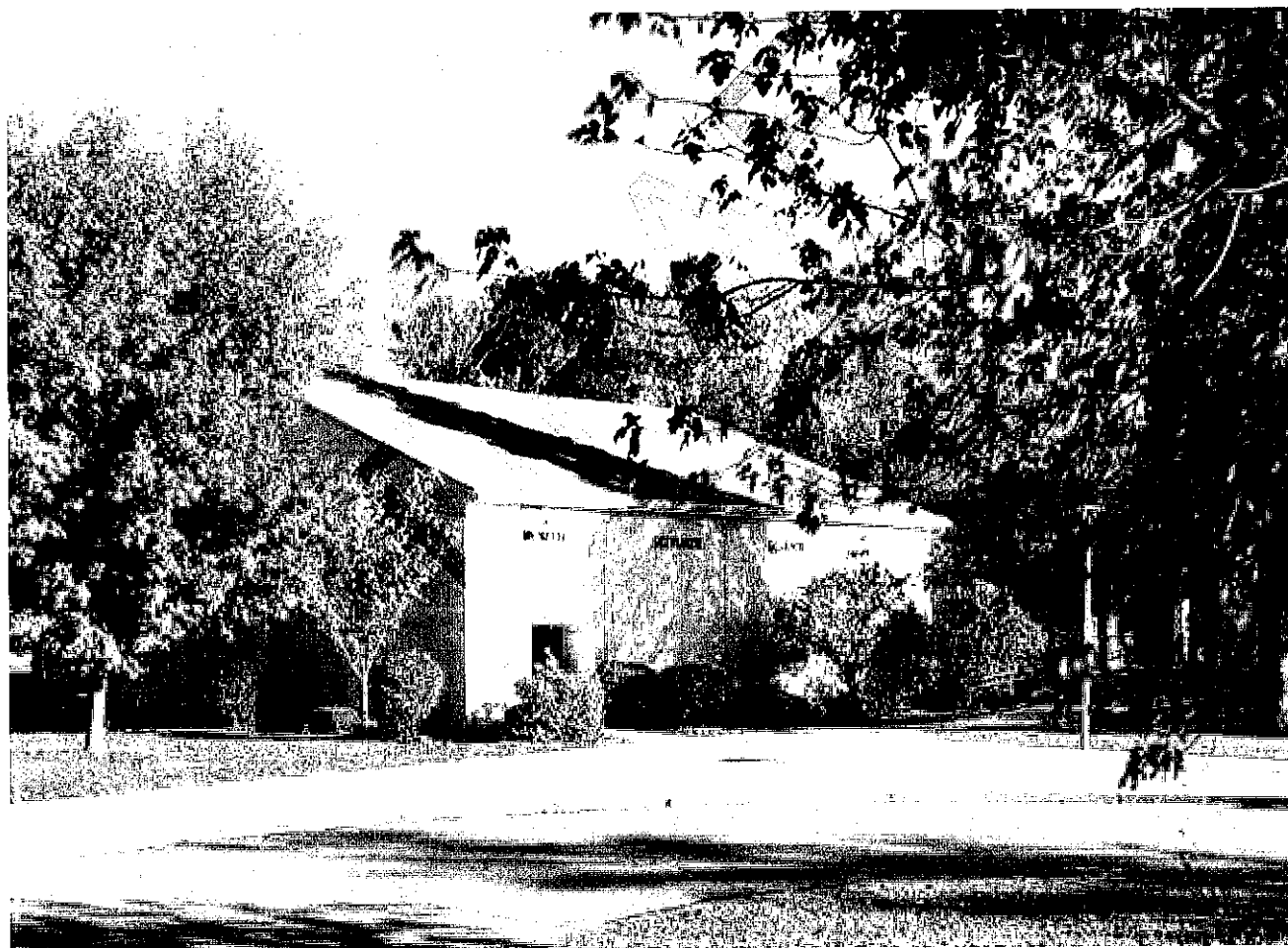


LEA Review Report

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

MAINT ID	Deficiency	Category	Qty	UoM	Priority
8468	Playground Requires Impact Resistant Material Note: Playground requires an appropriate impact surface. Playground currently has wood chips.	Capital Renewal	6	Ea.	2
8469	New Sidewalk Is Required Note: Install sidewalk from west edge of property to intersection with Greenville Rd	Traffic	1,950	SF	3
8467	Traffic Signage Is Required Note: Update, install signs for school zone	Traffic	4	Ea.	3
8466	Asphalt Paving Requires Replacement	Capital Renewal	10	CAR	4
8467	Asphalt Paving Requires Replacement Note: Parking and paved play areas	Capital Renewal	100	CAR	4

Building: 01 - Main Building

Roofing

MAINT 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

MAINT 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
8458	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 ext door and original storefront windows are damaged, and need repaired.	Deferred Maintenance	500	SF	5

Interior

MAINT ID	Deficiency	Category	Qty	UoM	Priority
17000	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
17001	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
17002	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
17003	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
17004	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
17005	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 Situate Elementary School

Interior

MAPS ID	Deficiency	Category	Qty	UoM	Priority
07031	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
0416	Existing Door Hardware Is Not ADA Compliant Note: Door hardware on the communicating doors in classrooms.	ADA Compliance	10	Door	3
07111	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	600	SF	3
0709	The Vinyl Composition Tile Requires Replacement Note: Seams in the VCT are lifting and separating.	Capital Renewal	28,000	SF	3
0427	Room Designation Signage Missing Or Not Accessible.	ADA Compliance	18	Ea.	5

Mechanical

MAPS ID	Deficiency	Category	Qty	UoM	Priority
09712	Unit Ventilators Are Excessively Noisy Note: All classrooms & hallways	Acoustics	40	Ea.	2

Electrical

MAPS ID	Deficiency	Category	Qty	UoM	Priority
0450	The Mounted Building Lighting Requires Replacement Location: By playground	Capital Renewal	2	Ea.	3

Plumbing

MAPS ID	Deficiency	Category	Qty	UoM	Priority
0457	The Restroom Is Not ADA Compliant Location: Faculty women's restroom	ADA Compliance	40	SF	3

Technology

MAPS ID	Deficiency	Category	Qty	UoM	Priority
0468	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
0469	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
0460	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
0461	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
0462	Technology: Gymnasium sound system is nonexistent, inadequate, or near end of useful life. Note: Gymnasium lacks audio system, add audio system.	Technology	1	Ea.	3
0463	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	16	Ea.	3
0464	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDF lack grounding system, add grounding system.	Technology	1	Ea.	3
0465	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
0466	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
0467	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
0468	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
0469	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
0470	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 Situate Elementary School****Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18436	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
18437	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
18438	Technology: Special Space AV/Multimedia system is inadequate. Note: Multipurpose room needs AV/Multimedia refresh/addition.	Technology	1	Ea.	3
18439	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18440	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
9209	Replace Cabinetry in Classes/Labs Location: Classrooms	Deferred Maintenance	14	Room	4

Buildings with no reported deficiencies

02 - Storage Shed



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)	1987	1,100	LF	4
Pedestrian Pavement	Sidewalks - Asphalt	1987	500	SF	5
Pedestrian Pavement	Sidewalks - Concrete	1987	4,000	SF	5
Playfield Areas	ES Playgrounds	1990	1	Ea.	8
Parking Lot Lighting	Pole Lighting	1989	5	Ea.	8
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	1989	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 St.)	1987	2,837	SF	5
Exterior Operating Windows	Aluminum - Windows per SF	1987	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	1987	8,107	SF	4
Tile Flooring	Ceramic Tile	1987	500	SF	4
Wall Painting and Coating	Painting/Staining (Bldg St.)	1987	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	1987	2,027	SF	6
Tile Flooring	Quarry tile	1987	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	1987	405	SF	8
Acoustical Suspended Ceilings	Exposed Ceiling 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	1987	12	Ea.	5
Exhaust Air	Kitchen Exhaust Hoods	1987	1	Ea.	5
Decentralized Heating Equipment	Unit Heater Steam/HW (250 MBH)	1987	15	Ea.	5
HVAC Air Distribution	Ductwork (Bldg.SF)	1987	12,200	SF	6
Heat Generation	Heat Exchanger - Water to Water (74 GPM)	1987	1	Ea.	8
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1987	3	Ea.	8
Heat Generation	Boiler - Cast Iron - Steam (1275 MBH)	1987	2	Ea.	8
Decentralized Cooling	Ductless Split System (1 Ton)	1987	1	Ea.	8
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1987	40,535	SF	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1987	40,535	SF	10
HVAC Air Distribution	Roof Top Unit - DX Gas (5 Ton)	1987	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)	1987	1	Ea.	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1987	18	Ea.	6
Lighting Fixtures	Light Fixtures (Bldg SF)	1987	40,535	SF	8
Power Distribution	Panelboard - 120/208 100A	1987	1	Ea.	8
Power Distribution	Panelboard - 120/208 225A	1987	6	Ea.	8
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1987	3	Ea.	8

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Classroom Lavatories	1987	18	Ea.	5
Building Support Plumbing System Supplementary Components	Sump Pump	1987	1	Ea.	5
Plumbing Fixtures	Toilets	1987	21	Ea.	5
Plumbing Fixtures	Urinal (Ea.)	1987	13	Ea.	5
Plumbing Fixtures	Restroom Lavatories	1987	22	Ea.	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1987	4	Ea.	5
Plumbing Fixtures	Refrigerated Drinking Fountain	1987	3	Ea.	5
Plumbing Fixtures	Mop/Service Sinks	1987	7	Ea.	5
Fuel Storage Tanks	Underground Fuel Oil Storage Tank (5,000 Gal)	1987	1	Ea.	8
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1987	1	Ea.	10
Plumbing Fixtures	Mop/Service Sinks	1987	6	Ea.	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1987	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 Situate Elementary School



LEA Review Report

Scituate Middle School & High School | August 2016

Address: 94 Trintown Road, North Scituate, RI 02857

Report Generated: August 22, 2016



Year Built: 1956

Building Area: 187,166

Capacity: 931

**Situate Middle School & High School****Site Level Deficiencies****Site**

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

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	Deferred Maintenance	3,000	SF	5
	Location: NE corner				

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)	Hazardous Material	2	Ea.	2
	Note: Painted Door				
	Location: School Building Interior, Floor:1, Room:Classroom 103				
17405	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	2	Ea.	2
	Note: Painted Door Frame				
	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 - each)	Hazardous Material	2	Ea.	2
	Note: Painted Door				
	Location: School Building Interior, Floor:1, Room:Classroom 106				
17407	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	2	Ea.	2
	Note: Painted Door Frame				
	Location: School Building Interior, Floor:1, Room:Classroom 106				
17408	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	1	Ea.	2
	Note: Radiator Cover				
	Location: School Building Interior, Floor:1, Room:Stairway 1				
17409	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: Wood Door				
	Location: School Building Interior, Floor:2, Room:Main Lobby				
17410	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	7	Ea.	2
	Note: Wood Door Frame				
	Location: School Building Interior, Floor:2, Room:Main Lobby				
17411	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	2	Ea.	2
	Note: Painted Door				
	Location: School Building Interior, Floor:2, Room:Classroom 218				
17412	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each)	Hazardous Material	2	Ea.	2
	Note: Painted Door Frame				
	Location: School Building Interior, Floor:2, Room:Classroom 218				



Saituate Middle School & High School

Interior

Item	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
17438	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
17439	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
17440	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
17441	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
17442	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
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:2, Room:Cafeteria	Hazardous Material	3	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:2, Room:Gymnasium	Hazardous Material	2	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 Location: School Building Interior, Floor:2, Room:Gymnasium	Hazardous Material	2	Ea.	2
17446	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
17447	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
17448	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
17449	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
17450	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

**Situate Middle School & High School****Interior**

Deficiency	Category	Qty	UoM	Priority
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: 6 PRINCIPAL (1 WUR) FULL (1 WUR) FULL (1 WUR) FULL DOOR				
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				
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				
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				
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				
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				
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				
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				
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				
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				
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				
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				
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				
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				
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				



Situate Middle School & High School

Interior

Deficiency	Category	Qty	UoM	Priority
Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	20	SF	2
Note: Painted Wall Location: School Building Interior, Floor:2, Room:Main Boys' Bathroom				
Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	20	SF	2
Note: Painted Wall Location: School Building Interior, Floor:D Wing, Room:Wood Shop				
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: Radiator Cover Location: School Building Interior, Floor:2, Room:Classroom 208				
Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	50	SF	2
Note: Painted Door & Panels Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children	Hazardous Material	10	SF	2
Note: Damaged Skim Coat & Corners Location: School Building Interior, Floor:2, Room:Choral Room 233				
Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children	Hazardous Material	75	SF	2
Note: Damaged Skim Coat & Corners Location: School Building Interior, Floor:3, Room:Auditorium Stage				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	56	LF	3
Note: Window Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	20	LF	3
Note: Wall Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	200	LF	3
Note: Window Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	24	LF	3
Note: Vent Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	200	LF	3
Note: Window Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	35	LF	3
Note: Window Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	50	LF	3
Note: Window Caulk Location: 6FRRSMDQL (WUR)BRU (WUR)RPP (LW)DdGH				
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	15	Door	3
Note: Lever handle is less than 34" above the floor in middle school classrooms 401-420. Location: Middle school classrooms 401-420				
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	240	SF	3
Note: 9x9 Floor Tiles Location: School Building Interior, Floor:1, Room:Department Chairs Suite				
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	120	SF	3
Note: 9x9 Floor Tiles Location: School Building Interior, Floor:1, Room:Custodial Area				
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	132	SF	3
Note: 9x9 Floor Tiles Location: School Building Interior, Floor:1, Room:Book Room				
Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	210	SF	3
Note: 9x9 Floor Tiles Location: School Building Interior, Floor:2, Room:AD Office				

**Situate Middle School & High School****Interior**

Deficiency	Category	Qty	UoM	Priority
12345 The Vinyl Composition Tile Requires Replacement Note: Joint cover is lifted and flooring is damaged. Location: Outside Room 209	Capital Renewal	25	SF	3
12322 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
12322 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
12326 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
12327 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
12334 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
12338 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
12339 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
12339 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
12339 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
12413 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
12414 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
12429 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
12430 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
12437 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
12438 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

**Satuate Middle School & High School****Interior**

Deficiency	Category	Qty	UoM	Priority
17431 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
17432 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
17433 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
17434 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
17435 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 211, 213, 214	Hazardous Material	15	SF	4
17436 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
17437 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
17438 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
17439 Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Wood Sffit Location: School Building Interior, Floor:2, Room:Classroom 209	Hazardous Material	400	SF	4
17440 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
17441 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
17442 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
17443 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
17444 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
17445 Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: GWB Damage Location: School Building Interior, Floor:2, Room:Music Room 233	Hazardous Material	2	SF	4
17446 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



Situate Middle School & High School

Mechanical

DEFICIENCY	Deficiency	Category	Qty	UoM	Priority
40001	The Air Handler HVAC Component Requires Replacement Note: AHUs are aged, obsolete, and should be replaced.	Capital Renewal	4	Ea.	2
40002	Unit Ventilators Are Excessively Noisy Note: All classrooms	Acoustics	50	Ea.	2
40003	Unit Ventilators Are Excessively Noisy Note: All classrooms	Acoustics	25	Ea.	2
40004	Remove Abandoned Equipment Note: Air compressor	Deferred Maintenance	1	Ea.	3
40005	The Fin Tube Water Radiant Heater Requires Replacement Note: Fin tube radiation is outdated, deteriorating, and should be replaced.	Capital Renewal	117	Ea.	3
40006	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
40007	Exhaust Fan Ventilation Requires Replacement Note: Greenhouse supply fans.	Capital Renewal	2	Ea.	4
40008	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
40009	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
40010	The Chemistry Lab Fume Hood(s) Require Replacement Note: Fume hoods are outdated, obsolete, and should be replaced.	Capital Renewal	3	Ea.	4

Electrical

DEFICIENCY	Deficiency	Category	Qty	UoM	Priority
40011	The Distribution Panel Requires Replacement Location: Old electrical room	Capital Renewal	2	Ea.	3
40012	The Electrical Receptacles Are Inadequate And More are Needed Note: Inadequate receptacles throughout building. More are needed.	Functional Deficiency	150	Ea.	3

Plumbing

DEFICIENCY	Deficiency	Category	Qty	UoM	Priority
40013	Sump Pump Requires Replacement	Deferred Maintenance	2	Ea.	3
40014	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
40015	Water Storage Tank Requires Replacement Note: Tanks appear to be original to 1956 install and should be replaced.	Capital Renewal	2	Ea.	3
40016	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

DEFICIENCY	Deficiency	Category	Qty	UoM	Priority
40017	Technology: Auditorium AV/Multimedia system is inadequate. Note: Auditorium (large size) needs to be refreshed.	Technology	1	Room	3
40018	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
40019	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
40020	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
40021	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
40022	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
40023	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



Situate Middle School & High School

Technology

MAPS 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
18491	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	31	Ea.	3
18499	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	21	Ea.	3
18498	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
18496	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
18429	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate. Note: IDF located in "high voltage" area, relocate.	Technology	1	Ea.	3
18474	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
18473	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
18494	Technology: Intermediate Telecommunications Room needs M/E improvements. Note: Consolidate "IDF Campus Guard Station" into IDF.	Technology	1	Ea.	3
18495	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
18477	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
18493	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF lacks grounding system, add grounding system.	Technology	1	Ea.	3
18492	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF could use minor renovations to bring to standard	Technology	1	Ea.	3
18497	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
18495	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	144	Ea.	3
18468	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	48	Ea.	3
18497	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	16	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	1	Ea.	3
18499	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements. Note: IDF does not have independent AC, add AC unit.	Technology			

Specialties

MAPS ID	Deficiency	Category	Qty	UoM	Priority
18467	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



Situate 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	1982	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)	1982	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	Brck - 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 Colling 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				

**Scituate Middle School & High School****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

**Situate Middle School & High School****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	1982	50	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Heating Equipment	Unit Heater Steam/HW (36 MBH)	1982	1	Ea.	9



Situate Middle School & High School