

		SCHOOL ASSESSED POINT VALUE								
Category		West	Clifford	Baxter	Longfellow	Lyseth	Hall	Reiche	Presumpscot	Riverton
	1.0 Educational Adequacy (200)	49	55	83	79	86	92	100	77	178
	2.0 Educational Environment (200)	56	69	91	85	89	97	101	130	142
	3.0 The School Site (100)	49	59	64	67	73	75	72	66	92
	4.0 Building Safety and Security (200)	82	89	107	117	126	143	119	131	152
	5.0 Structural Condition and Electrical and Mechanical Systems (200)	54	49	101	99	111	75	127	115	146
	6.0 Plant Maintainability (100)	49	64	55	57	54	66	52	70	74
	Total Points (1000)	339	385	501	504	539	548	571	589	784

CATEGORY		MAXIMUM POINTS
1.0	Educational Adequacy	200
2.0	Environmental for Education	200
3.0	The School Site	100
4.0	Building Safety and Security	200
5.0	Structural Condition and Electrical and Mechanical Systems	200
6.0	Plant Maintainability	100

TABLE OF WEIGHTS						
MAXIMUM POINTS ALLOWED	NON-EXISTENT	VERY INADEQUATE 1-29%	POOR 30-49%	BORDERLINE 50-69%	SATISFACTORY 70-89%	EXCELLENT 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25
30	0	6	12	18	24	30
35	0	7	14	21	28	35

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	14	Classroom size is adequate for targeted number of students (8). However, high school is in modular classroom.
1.2	Classroom space permits flexibility in furniture arrangements	25	10	There is space to reconfigure rooms if necessary based on targeted number of students
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	5	Room locations allow too much intermingling between program levels, which is not desirable.
1.4	Size of specialized learning area(s) meets educational program requirements	30	6	Not enough small, dedicated space for specialists.
1.5	Library / resources / media center provides appropriate space	20	3	Housed in small modular space; a comparatively small library.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	2	Small, hectic inadequate
1.7	Gymnasium and/or recreational areas serve physical education program	15	2	Gym is small, floor settling, cafeteria tables on side, tiles loose and raised. Shared space with lunch room compromises P.E. program
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	2	Small size overall; no storage, shared gym space.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	3	Most office spaces are small, shabby, uninviting. Light and ventilation is poor. Nurse's office has no windows or heat. Some offices in modular, which has no bathrooms.
1.10	Storage for teacher and student materials is adequate	10	0	Terrible lack of storage space throughout. Hallways often used for storage.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	2	Inadequate
TOTAL		200	49	25%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	10	Some classrooms are directly adjacent to the parking lot and one wing of the school is adjacent to the off ramp for 295. A lot of dust and dirt is produced by traffic.
2.2	Entrances, exits and walkways are designed appropriately	10	4	Only one building exit is accessible for entry and egress.
2.3	Lighting is adequate for the space and educational program	25	5	Fluorescent lights are old, inadequate and of poor quality and inefficient.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	5	Classrooms sinks are in poor condition with old leaky faucets. Restrooms are shared by adult learners and not adequate or ADA compliant.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	8	Gym space is the only assembly space in the building. It is uninviting and acoustically inadequate.
2.6	Exposure to natural light and ventilation is possible	25	11	Although the windows are in very poor condition, they are generally operable and allow natural light.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	0	Code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	5	Tack rails and display cases provided to display student work and information.
2.10	The communication system is convenient an available to all staff members	20	2	Intercom system consists of console in Office and intercom call stations located in classrooms and similar spaces. Condition of intercom system is in poor condition and functional in about half of the building.
TOTAL		200	56	28%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	Site is 18.5 acres including the recreation area.
3.2	Site is easily accessible and conveniently located	20	13	The school is located in the middle of the same neighborhood currently served by Clifford School. There are bus lines on the major arterials near the school. Besides the recreation area, there are no other City facilities or cultural amenities nearby. The building is not easily visible from the road.
3.3	Site location is within a community that supports school values and is socially desirable	15	9	The school immediate location is in a mixed neighborhood of residential, commercial and industrial uses. The school is immediately adjacent to Interstate 295 and traffic noise is constant.
3.4	Site is removed from natural hazards	15	0	The school building is over an extensive solid waste landfill. Vent pipes were installed 1999-2000 around the south side of the building.
3.5	Site appearance is appropriate within the context of its environment	5	1	The school site itself is very confined. It is located on a triangular portion of the parcel between residential homes along Douglas Street and Interstate 295. The built environment on the school site is very rundown and in need of reconstruction
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	3	The school is adjacent to an extensive City recreation area. There does not appear to be a dedicated school playground.
3.7	Site is well-drained and free of erosion	5	1	No storm drains were located on the site. There is a wetland to the south side of the site. The extensive breaking up of the pavement in the area indicates lack of maintenance, but also suggests stormwater and possibly groundwater damage to the sub-base. Stormwater floods and freezes in a low area of the drive on a curve toward Douglas Street.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	2	According to staff there is insufficient parking for current uses.
TOTAL		100	49	49%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	5	No issue
4.2	Flooring is maintained in a non-slip condition	5	2	The floor slab has sunk in many locations creating sloping and uneven flooring conditions in many classrooms.
4.3	Stairs and ramps meet current standards	5	5	No issue
4.4	Corridors and exit routes are safe and secure	30	10	Instances where items are being stored in the corridors and wall mounted objects are projecting more than 4" into the corridor. Since the building is shared with Adult Education, building access is hard to control.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	0	There does not appear to be a dedicated school playground.
4.6	Fire resistant materials are used when appropriate	15	12	Amount of built-in combustible products and finishes in corridors appears to be in-line with code.
4.7	Adequate fire safety equipment is provided and properly located	15	9	Facility is not provided with a sprinkler system.
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system is provided throughout facility. Pull stations and audio visual devices do not comply with ADA standards. System requires enough upgrades to warrant replacement of system to current standards and ADA
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	12	Perimeter access is monitored, but due to the age of the doors and hardware, sometimes proper closing of the doors becomes an issue.
4.11	Landscaping does not create isolation and concealed areas	15	0	There is very little to no landscaping on the school site.
4.12	Corridors are easily observed and monitored	15	13	Corridors are arranged for good supervision.
4.13	Areas of the building can be secured during evening events	5	0	Community / Assembly spaces can not be secured from the remainder of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	0	There is no separation for bus and car drop off. The entry drive is very narrow. A total of 8 buses drop off and pick up students for the current programs.
4.15	City streets support the school's peak traffic periods	5	5	Douglas Street is a through street with stop lights at the intersections at each end.
4.16	Walkways are separated from vehicular traffic and well lighted	15	0	Although there is a sidewalk in very good shape on Douglas Street, there is no separation of pedestrian and vehicles at the entrance and exit to the school site.
TOTAL		200	82	41%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	5	Only one fully ADA compliant toilet, No ADA compliant door hardware, All building egress doors are not fully compliant.
5.2	Roof is sound with positive drainage	25	5	Steel bar joist framing is in good condition, but load-bearing walls are in poor condition. Numerous roof leaks, Roof edge flashing is detaching.
5.3	Foundation and structural frames are sound	30	6	Founded on old fill site likely resulting in settlement. Partial structural upgrades in place, but the slab on grade and walls are actively settling throughout building. The high roof over the gym creates potential for snow drift areas.
5.4	Exterior and interior walls are sound	10	2	Horizontal and diagonal cracks occur throughout the building. Brick veneer is also cracked. Foundation wall has moved relative to walls. Walls are not plumb.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	2	Heat is very inconsistent. Unit ventilators in classrooms are in poor condition provide poor comfort and noisy operation. Boiler plant is in poor condition and still operates on #4 fuel causing maintenance problems. Boiler plant has exceeded its rated service life.
5.6	Building envelope promotes energy sufficiency and sustainability	10	1	The roofing has not been replaced in some time if at all. The amount of insulation on the roof is questionable and most likely inadequate. The wood windows have single pane lexan glazing, they are extremely drafty and always leak. The exterior walls are brick veneer with CMU back-up, providing minimal insulation value. The roof edge flashing is detaching and the paint & sheathing are flaking and delaminating at the entire perimeter of the building fascia. There are numerous foundation and masonry wall issues due to settlement.
5.7	Toxic materials have been abated and/or encapsulated	15	5	There are some ceiling tiles that are still asbestos, and most flooring is asbestos.
5.8	Interior walls can be moved to accommodate changes in educational program	15	3	Both interior and class side walls are load bearing, excluding the two locations where existing walls were removed and replaced with a steel frame.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	5	Internal plumbing system is adequate and in fair to poor condition. Fixture upgrades for ADA compliance and water/energy conservation should be provided. The gang toilet rooms have cistern type sinks that are hard for the younger students to operate.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	10	Domestic water service with a single water meters is provided. No backflow prevention device is provided where service enters building. Domestic water service is adequate for current facility.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	10	Electric service is 120/208V 3ph 4w service with 600Amp Main Distribution Panel in fair condition. Panelboards in fair condition are located throughout building to serve various areas.
TOTAL		200	54	27%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	6	Windows walls are all wood and are at the end of maintainable life. Window glazing has been replaced with lexan, they are scratched and some are hard to see through.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	7	ACM located in the floor tiles makes maintenance difficult when replacement is needed.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	3	ACM located in some ceiling tiles makes maintenance difficult when replacement is needed.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	0	None
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	10	Existing systems in general are old and in fair condition. Most items are accessible thru crawlspaces or exposed making service access good. Systems are adequate for future expansions and only limited modifications.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	14	Much of the restroom finishes are old and original to the building.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	3	Minimal custodial space that is not centrally located for the building wings.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	2	Adequate electrical outlets are readily available for cleaning in limited areas
TOTAL		100	49	49%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	12	Classroom sizes are on the large size, but do not lend themselves to other educational strategies. The small building footprint places younger students on upper floors. Art, Music, PE, Reading Recovery, OT, Sp Ed, spaces do not have adequate spaces (converted closets)
1.2	Classroom space permits flexibility in furniture arrangements	25	14	Size of classrooms lends themselves to flexibility. Other program spaces are not adequate.
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	4	The number of floors creates separation and limits program. Library is on the upper most floor, bathrooms are in the basement, PE program space has a low ceiling, numerous columns in the space, low hanging ductwork.
1.4	Size of specialized learning area(s) meets educational program requirements	30	4	See above. Inadequate to non-existent
1.5	Library / resources / media center provides appropriate space	20	4	Library is on the uppermost floor and is not dedicated space / shares auditorium space with computer lab
1.6	Space for teacher resource area(s) is convenient and appropriate	15	3	The building corridors and individual classrooms are used as teachers work spaces
1.7	Gymnasium and/or recreational areas serve physical education program	15	3	See above description of gym space. The exterior is used as much as possible due to inadequate interior space. The site space dedicated for PE is limited in size as well as by the weather.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	3	The cafeteria is a lower level space that is shared with the art program. No space for any food prep on site. The space is not adequate for the school population.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	2	The administrative offices are crowded and open to the main entry lobby creating Privacy issues. People can walk directly into admin offices w/o going through secretary. Many spaces are converted closets
1.10	Storage for teacher and student materials is adequate	10	4	Storage in the classrooms provides shelving type storage but does not provide for technology storage. Instances where storage boxes are being stacked inside of the classrooms. Other programs lack storage.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	2	Electrical outlets are limited and the classrooms are underpowered. At times, staff needs to decide who is going to do what and when so that fuses are not blown. Possibility to move laptop carts is prohibited by the number of floors with no elevator and inadequate electrical capacity.
TOTAL		200	55	28%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	18	Classroom acoustics are interrupted by sounds from other rooms traveling through the old ventilation ducts. Temporary covers have been installed in some rooms to cover the openings.
2.2	Entrances, exits and walkways are designed appropriately	10	4	The building entrances and exits are not ADA compliant. The steps on the east side of the building are steep, slippery and are no longer used as an egress component.
2.3	Lighting is adequate for the space and educational program	25	10	Lighting throughout facility is predominately fluorescent lighting with old T12 lamps and magnetic ballasts. Lighting quality is very poor and system is very inefficient. Limited areas are provided with T8 lamps and ballasts.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	5	Adequate and convenient toilet facilities are not provided as only facilities are located on lowest level of building. Plumbing fixtures are in poor condition and fixtures should be replaced and upgraded to comply with ADA requirements and water conservation. There are only two adult toilet rooms in the building and one is located in the principals office.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	4	The Third Floor Assembly space is the buildings main gathering space. Due to its location on the uppermost floor, it hinders use since it is not accessible and since Kindergarten and First grade students are only allowed minimal use of the space. There is a newly constructed outdoor amphitheater that is occasionally used as an outdoor classroom (weather permitting).
2.6	Exposure to natural light and ventilation is possible	25	10	Windows were installed in the classrooms, but due to the size of the units and installation issues, many of the windows have become inoperable. Natural light is allowed through the windows, but the ventilation issues are created making for uncomfortable situations.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is out of date and possibly original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	0	Code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	4	Dedicated areas for student display are not provided. Wall space is used as needed for pin-up of work and school notices.
2.10	The communication system is convenient an available to all staff members	20	8	Intercom system consists of console in Office and intercom call stations located in classrooms and similar spaces. Condition of intercom system is in fair condition and allows for communications in to and from the office. The system was recycled from another school and does tend to fail or does not reach all rooms consistently. The entire building is not covered by the system.
TOTAL		200	69	35%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	4	Total site is 1.53 acres for 287 students; There is no sharing or availability of other community resources.
3.2	Site is easily accessible and conveniently located	20	12	The principal says that about half of the students ride buses and half can walk. Students have to cross several arterials to reach the school, making walking difficult for younger students.
3.3	Site location is within a community that supports school values and is socially desirable	15	12	The school is located in a residential neighborhood. The school is a few blocks from University of Southern Maine with which there are several programs between university students and Clifford students.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	5	While the school building is massive in the context of the surrounding residential buildings, it does not tower over those buildings. Mature trees in front and along the sidewalks relieve the scale of the building in the context of the neighborhood.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	6	Playground is newly installed with new equipment in 2006. The total play area is small and crowded. There is a small playing field for older students and a paved area with games. The school offers "alternative recess" programs including crafts and singing. No other community resources are used to expand the playground and athletic facilities.
3.7	Site is well-drained and free of erosion	5	3	Erosion is evident along a boundary fence with an adjacent lot. A new retaining wall should have been extended the entire length of the bank. Wood chips from the play equipment area wash onto the paved play area during storms and fill the catch basin. There are numerous times when ponding occurs on the site due to clogged drainage.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	2	No parking is provided on the school site. Only street parking is available. There is sometimes competition for street parking with University students. A bus is available on Brighton Avenue very near the school, but there is no evidence that many staff use the public transportation.
TOTAL		100	59	59%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	3	Doors glazing is not labeled and possibly not tempered to prevent large shards from forming if it were to be broken.
4.2	Flooring is maintained in a non-slip condition	5	4	Original wood flooring is generally slip resistant. This is partially due to the age of the floor and the cupping action of the boards.
4.3	Stairs and ramps meet current standards	5	2	The two building stair towers create non-rated shafts through the building. The guardrails do not meet a code compliant height.
4.4	Corridors and exit routes are safe and secure	30	6	The exit routes are the only areas covered by the sprinkler system, but the doors leading into the exist enclosures are not rated and are propped open in many locations.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	3	The park (limited playground equipment) and landscaping are new. Wood chips are used in the play area for younger children. There is very little separation between play areas for different age groups and there is non-existent age appropriate equipment.
4.6	Fire resistant materials are used when appropriate	15	6	Fire Dampers in abandoned ventilation system have been disconnected. Many doors in locations needed to form separations do not consist of adequate materials to form required ratings.
4.7	Adequate fire safety equipment is provided and properly located	15	5	Building is provided with a Wet Pipe Sprinkler System. A plastic zip-tie is placed around the system shut-off valve at riser to prevent accidental closing of valve. This does not appear adequate to ensure system is not turned off without knowledge to appropriate personnel. Sprinkler system is provided in most common areas but is not provided within the classroom spaces. 1 1/2" Standpipe connections with fire hoses are located at landings within the stairwells. The hoses have been recently replaced.
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system is provided throughout facility. Pull stations and audio visual devices do not comply with ADA standards. System requires enough upgrades to warrant replacement of system to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	2	The door hardware does not meet ADA standards or exit requirements.
4.10	Access to building through exterior doors is limited	20	12	Perimeter access is monitored, but due to the age of the doors and hardware, sometimes proper closing of the doors becomes an issue.
4.11	Landscaping does not create isolation and concealed areas	15	15	The entire play area can be monitored from the building windows or at night from the street
4.12	Corridors are easily observed and monitored	15	9	The layout of the building on the floors above grade allows for good supervision, but the number of floors does create some supervision issues. Some possible issues with supervision of the lower level.
4.13	Areas of the building can be secured during evening events	5	0	The building layout does not allow for securing specific building areas from the remainder of the facility.
4.14	Vehicular and pedestrian traffic patterns are separated	25	5	There is no on-site vehicular circulation. Only maintenance or utility trucks are allowed in the play area. Pedestrian access is by City sidewalks. Both bus and parent drop-off are from the street.
4.15	City streets support the school's peak traffic periods	5	5	The three street's surrounding the school do not have much traffic other than school traffic so the circulation appears to be orderly.
4.16	Walkways are separated from vehicular traffic and well lighted	15	9	City sidewalks surround the school on three sides. There is a crossing guard at Falmouth Street and Brighton Avenue. The walks are very uneven, cracked and patched in various materials creating a tripping hazard. Site lighting is not adequate.
TOTAL		200	89	45%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	0	The playground is accessible from Payson Street, but the building is not accessible at any point, it has no ADA compliant door hardware or toilet rooms.
5.2	Roof is sound with positive drainage	25	5	Existing roof is sloped to roof drains at each low point in roof. A parapet is provided along roof edge at exterior wall. Significant storm water can accumulate and there are no provisions for overflow drains or scuppers. RTU steel canopies are not adequately fasten to the roof frame below.
5.3	Foundation and structural frames are sound	30	6	Three-story, load-bearing, multi-wythe brick masonry exterior walls with an interior steel frame and load-bearing walls supporting wood floor framing. Concrete foundation, slab-on-grade, steel & wood floor framing are sound, but excessive cracking and movement in the exterior & interior walls and wood flooring.
5.4	Exterior and interior walls are sound	10	2	Exterior walls have displaced from the floor framing. Exterior bricks are falling and are a hazard to pedestrians. The original steel ties anchoring the exterior masonry to the floor framing have been altered. Anchorage should be introduced to ensure exterior walls are braced at the floors. Interior walls have significant cracking.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	5	Heating control system is essentially none existent. No ventilation air is provided to classrooms and occupied spaces. Steam radiators and heating units are provided in classrooms. All steam heating units in classrooms are provided with metal radiator covers to minimize the risk of accidental burning if touched.
5.6	Building envelope promotes energy sufficiency and sustainability	10	4	The building envelope contains little if any insulation. The walls are a masonry cavity wall and the age of the built-up roofing is unknown, but very old. The windows not located in the classrooms are original single glazed units.
5.7	Toxic materials have been abated and/or encapsulated	15	9	Some Asbestos containing material remains in the building.
5.8	Interior walls can be moved to accommodate changes in educational program	15	3	Interior walls are a combination of partition and load-bearing masonry. Walls common to the 1st, 2nd, and 3rd floors are load-bearing and cannot be modified without introducing significant structural framing.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	5	Adequate and convenient toilet facilities are not provided as only facilities are located on lowest level of building. Plumbing fixtures are in poor condition and fixtures should be replaced and upgraded to comply with ADA requirements and water conservation.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	5	Storm water piping and building waste piping systems are combined and a couple of times per year is not adequate and will force rain water and building sewage to backup into toilet rooms and out plumbing fixtures and floor drains. It is recommended that the storm water and building waste systems be separated and ties into appropriate storm water and sewer systems outside of building.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	5	Electrical service to facility is located in series of closets in Gymnasium. Multiple disconnects are provided to serve various panels located throughout building to serve various areas. Electric service and distribution system is in very poor condition.
TOTAL		200	49	25%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	6	The exterior Masonry has recently been replaced at the side walls. Some areas of the masonry at the chimneys are showing signs of cracking. The original doors and windows are wood.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	The flooring has been maintained properly, but in many areas is as old as the building. The wood flooring may not be able to be refinished again. Some rooms still have ACM that needs to be removed.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	3	Ceilings are generally high and of plaster material. Areas of the ceilings that have needed to be patch or refinished appear to have been done with some difficulty.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	12	The Kitchen equipment is minimal and mainly used for serving since meals are brought in from an outside location.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	10	Existing systems in general are old and in poor condition. Most items are exposed making service access good. Systems are not adequate for future expansions and only limited modifications.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	There appears to be no issues with the maintenance of the toilet room finishes.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	2	Minimal custodial closets and storage are provided on the first and second floors and there is no custodial closet or storage room on the third floor.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	2	Adequate electrical outlets are not readily available for cleaning
TOTAL		100	64	64%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	25	11 classrooms plus library are approximately 21x30
1.2	Classroom space permits flexibility in furniture arrangements	25	20	Adequate
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	10	Inadequate space for specialists and support personnel
1.4	Size of specialized learning area(s) meets educational program requirements	30	5	Gym has been changed to instructional areas. Unusable for more than 1 space at a time.
1.5	Library / resources / media center provides appropriate space	20	15	Adequate for elementary library
1.6	Space for teacher resource area(s) is convenient and appropriate	15	0	No space for teacher resource area. Hallways are used for machinery.
1.7	Gymnasium and/or recreational areas serve physical education program	15	2	Gym has been cut by half size. Cannot use more than one side at a time due to poor acoustics
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	0	No kitchen. No cafeteria on premises
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	0	Inadequate space for support personnel
1.10	Storage for teacher and student materials is adequate	10	3	Coat hooks removed from some rooms. Inadequate storage in each room, no lockable space
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	3	Inadequate
TOTAL		200	83	42%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	28	No issues with outside noise, pollution, traffic, vibrations, etc.
2.2	Entrances, exits and walkways are designed appropriately	10	6	All building exits are not accessible for egress.
2.3	Lighting is adequate for the space and educational program	25	10	Classroom lighting is poor quality and inadequate. Lighting in general is poor and inefficient.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	12	Each classroom has a sink and bubbler that is in fair condition. Toilet rooms are in fair condition and reasonably handicapped accessible, but not ADA compliant.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	6	Gym has been renovated into instructional and large group space. The space has poor acoustics and can not be used by more than one group at a time.
2.6	Exposure to natural light and ventilation is possible	25	6	Windows are limited and very small allowing minimal daylighting. Some windows are inoperable due to age and deteriorating condition.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	8	Building directional signage is minimal and code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	6	Tack rails and tack boards provided to display student work and information.
2.10	The communication system is convenient and available to all staff members	20	3	Intercom system is interconnected with telephone system and serves only classrooms in elementary wing, but nothing in Adult Ed. Condition of intercom system is in fair condition and allows for communications in to and from the office.
TOTAL		200	91	46%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	11.96 Acres
3.2	Site is easily accessible and conveniently located	20	4	This location is not near other City amenities and public transportation. Bus and parent drop off areas are not separated. The school entrance is not well marked.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	The Baxter community is very involved.
3.4	Site is removed from natural hazards	15	15	There are no known hazards at this site.
3.5	Site appearance is appropriate within the context of its environment	5	5	The building is a one story structure surrounded by residential buildings.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	0	All play equipment has been removed. There is an open field, woods and a trail on the site.
3.7	Site is well-drained and free of erosion	5	1	Site pavement is in poor condition. Stormwater runoff is trapped in low spots and pot holes causing both erosion and safety issues. The landscaped areas of the site appear to drain well. There is a large disturbed area where playground equipment has been removed and the soil not vegetated or mulched to stop erosion.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	4	There does not appear to be enough parking on the site.
TOTAL		100	64	64%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	5	No issue
4.2	Flooring is maintained in a non-slip condition	5	5	No issue
4.3	Stairs and ramps meet current standards	5	3	Ramp at the south end of the building has a small step at the end due to settlement.
4.4	Corridors and exit routes are safe and secure	30	24	Instances where items are being stored in the corridors and wall mounted objects are projecting more than 4" into the corridor.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	0	All of the playground equipment has been removed from the site.
4.6	Fire resistant materials are used when appropriate	15	12	Amount of built-in combustible products and finishes in corridors appears to be in-line with code.
4.7	Adequate fire safety equipment is provided and properly located	15	9	Facility is not provided with a sprinkler system.
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system is provided throughout facility. Pull stations and audio visual devices do not comply with ADA standards. System requires enough upgrades to warrant replacement of system to current standards and ADA
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	12	Perimeter access is monitored, but due to the age of the doors and hardware, sometimes proper closing of the doors becomes an issue.
4.11	Landscaping does not create isolation and concealed areas	15	10	The south side of the building is not visible from the drives or parking. The woods on the rear of the site could be a problem area as there is no way to patrol this area easily.
4.12	Corridors are easily observed and monitored	15	13	Corridors are arranged for good supervision.
4.13	Areas of the building can be secured during evening events	5	0	Community / Assembly spaces can not be secured from the remainder of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	0	see 3.2. Pedestrians are not separated from vehicular uses.
4.15	City streets support the school's peak traffic periods	5	5	Not applicable due to buildings current use.
4.16	Walkways are separated from vehicular traffic and well lighted	15	0	There is no walkway in the critical area between Walton Street and the school entrance and from the end of the school along the drive to Ocean Avenue. All walks are in unsafe condition.
TOTAL		200	107	54%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	5	Egress ramp and stairs at the south end of the building are not compliant. Door hardware is not ADA compliant.
5.2	Roof is sound with positive drainage	25	20	Steel bar joist roof framing in good condition. Some areas of flashing around the chimney are cracked and need to be repaired. One of the skylights has been cracked and the outer dome needs to be replaced.
5.3	Foundation and structural frames are sound	30	24	Combination load-bearing wall and steel frame system are in good condition. The high roof over the gym creates potential for snow drift areas.
5.4	Exterior and interior walls are sound	10	8	Exterior brick veneer with CMU load-bearing walls, interior walls are in good condition. North CMU exterior non-load bearing shows signs of displacement.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	7	New boiler was installed last year and is in very good condition. Unit ventilators are old and in poor condition. Temperature controls are poor with many rooms either too hot or too cold most of time.
5.6	Building envelope promotes energy sufficiency and sustainability	10	5	The roof membrane is +/- 15 yrs old. The roof insulation is all located above the ceiling tiles and it is not known if any is on the roof deck. The wood windows have single pane lexan glazing and are drafty. The exterior walls are brick veneer with CMU back-up, providing minimal insulation value. The exterior wood siding and windows are deteriorating.
5.7	Toxic materials have been abated and/or encapsulated	15	5	Traces of Lead have been documented at some water sources in the building, ACM floor tiles
5.8	Interior walls can be moved to accommodate changes in educational program	15	9	Interior corridor walls are load bearing. Classroom demising walls are non-load-bearing.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	5	Internal plumbing system is adequate and functioning properly. Fixture upgrades for ADA compliance and water/energy conservation should be provided. The gang toilet rooms have cistern type sinks that are hard for the younger students to operate.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	5	Domestic water service with a single water meter is provided. No backflow prevention device is provided where service enters building. Domestic water service is adequate for current facility. Water meter is located below electrical service and should be relocated
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	8	Electrical service to facility is located in Maintenance Room. Electric service is 120/208V 3ph 4w service with 400Amp Main Distribution Panel in fair condition. Panelboards in fair condition are located throughout building to serve various areas.
TOTAL		200	101	51%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	5	Windows, doors and exterior walls are all wood and are at the end of maintainable life. Window glazing has been replaced with lexan, they are scratched and some are hard to see through. The exterior wood siding is deteriorating.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	ACM located in the floor tiles makes maintenance difficult when replacement is needed.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	No issue
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	0	None
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	10	Existing systems in general are old and in fair condition. Most items are accessible thru crawlspaces or exposed making service access good. Systems are adequate for future expansions and only limited modifications.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	Much of the restroom finishes are original to the building. No issues noted.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	3	Minimal custodial space that is not centrally located for the building.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	Adequate electrical outlets are not readily available for cleaning
TOTAL		100	55	55%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	15	Classrooms are large but special spaces for RR, Music and Art & Speech are very small. Technology is a challenge due to some wiring issues.
1.2	Classroom space permits flexibility in furniture arrangements	25	15	Furniture can be moved but no real ability to be flexible.
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	10	RR is in basement for young kids. Speech in closet difficult for kids who are young. No bathroom in basement.
1.4	Size of specialized learning area(s) meets educational program requirements	30	15	All specialize learning areas are limited to their potential for many lessons.
1.5	Library / resources / media center provides appropriate space	20	5	Converted classroom
1.6	Space for teacher resource area(s) is convenient and appropriate	15	4	Faculty room is not acceptable. No real learning space for teachers.
1.7	Gymnasium and/or recreational areas serve physical education program	15	5	Small in size, barely meets needs. No table storage for gym to allow its use as a cafeteria and no gym storage.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	0	No cafeteria, current gym without seating. No space for storage.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	3	Very limited. Office or classrooms with no sound insulation between rooms. Some rooms are not heated.
1.10	Storage for teacher and student materials is adequate	10	2	We have very limited storage.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	5	Converted classroom. Technology, electrical issues and limitations.
TOTAL		200	79	40%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	28	No issues with outside noise, pollution, traffic, vibrations, etc.
2.2	Entrances, exits and walkways are designed appropriately	10	4	All building exits are not accessible for egress.
2.3	Lighting is adequate for the space and educational program	25	12	Lighting throughout facility is a combination of existing fixtures with older energy saving lamps/ballasts and new fluorescent fixtures and energy efficient lamps/ballasts. Existing fixtures are a combination of surface and pendant mounted fixtures with both prismatic lens and cross blade fixtures.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	5	Fixtures should be replaced and upgraded to comply with ADA requirements and water conservation. Semi-circular wash sinks are located in toilet rooms. These units are in poor condition on second floor and should be replaced when ADA requirements are provided. No bathroom on lower level.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	6	Gym space is the only assembly space in the building. It is undersized and has no support storage. The building has many community expectations that it can not accommodate; forcing most community events to be held at the adjacent Deering High School.
2.6	Exposure to natural light and ventilation is possible	25	10	Windows were installed in the classrooms, but due to the size of the units and installation issues, many of the windows have become inoperable. Natural light is allowed through the windows, but the ventilation issues are created making for uncomfortable situations.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	0	Code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	8	Tack rails, boards and display cases provided to display student work and information.
2.10	The communication system is convenient and available to all staff members	20	6	Intercom system consists of console in Office and intercom call stations located in classrooms and similar spaces. Condition of intercom system is in fair condition and allows for communications into and from the office, but does not allow for clear communication throughout the entire facility.
TOTAL		200	85	43%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	12	Total site is 2.34 acres for ±330 students; There is some sharing of other community resources at the adjacent recreation fields.
3.2	Site is easily accessible and conveniently located	20	12	It is unfortunate that the one bus stops across from the school instead of approaching so that the students can exit without crossing a busy street. Many students walk or are dropped off. Better sidewalks from the residential streets behind the school could encourage more walking. Students have to cross through a parking lot to get to the school.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	The school is located in a residential neighborhood with local businesses and other amenities that serve the community. It is part of a complex of three schools along Stevens Avenue.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	2	The size and scale of the school building is in keeping with the adjacent school and with the surrounding residential and commercial buildings. Pavement on site needs to be renewed. The school is surrounded on two sides by open utilitarian parking lots with no landscaping.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	4	The play equipment for younger students includes a wooden structure that is in need of replacement. The playground for older students consists of a small field that is unvegetated and pavement in need of replacement. There is limited open play area.
3.7	Site is well-drained and free of erosion	5	1	A small slope connecting the south side of the building with the west or back side is well used and shows signs of erosion. The drive/play areas on the back of the building are not well drained and there are channels caused by erosion that cross an unvegetated playing field.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	6	Staff parks in a lot on the north side of the school. Overflow and visitor parking are on the surrounding streets. There is limited on site parking and the on site lot traffic is not safe.
TOTAL		100	67	67%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	5	No issue
4.2	Flooring is maintained in a non-slip condition	5	5	No issue
4.3	Stairs and ramps meet current standards	5	3	Exterior stair at south end of the building is deteriorating. Not all handrails in the building are fully compliant.
4.4	Corridors and exit routes are safe and secure	30	24	Instances where items are being stored in the corridors and wall mounted objects are projecting more than 4" into the corridor.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	1	In general the playground equipment and spaces are not accessible and are not in good shape.
4.6	Fire resistant materials are used when appropriate	15	6	Large amount of built-in combustible products and finishes in corridors.
4.7	Adequate fire safety equipment is provided and properly located	15	7	Building is provided with a Wet Pipe Sprinkler System. Sprinkler system is provided with flow and tamper switches, but tamper switch is currently not wired to operate. It is recommended that the tamper switch be wired to fire alarm system to indicate if valve is tampered with and a backflow prevention device be installed at service. Sprinkler system is provided in corridor and common areas but is not provided within the classroom spaces.
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system is provided throughout facility. Pull stations and audio visual devices do not comply with ADA standards. System requires enough upgrades to warrant replacement of system to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	14	Perimeter access is monitored, but door hardware needs to be upgraded.
4.11	Landscaping does not create isolation and concealed areas	15	9	Because of grade changes and mature pines in back of the school there are areas that are difficult to monitor.
4.12	Corridors are easily observed and monitored	15	7	The layout of the building on the floors above grade allows for good supervision while standing in the corridor, but the number of floors does create some supervision issues at the stairs. The main office has no direct supervision of the corridor.
4.13	Areas of the building can be secured during evening events	5	0	Community / Assembly spaces can not be secured from the remainder of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	15	There are good sidewalks on both sides of Stevens Avenue. There is no separation between parking and service and drop-off uses of the staff parking lot. Pedestrians approaching the school from the back must walk through a student parking lot for the high school.
4.15	City streets support the school's peak traffic periods	5	3	There is a crossing guard on Stevens Avenue during the start and finish periods of the day. This street also has speed bumps to slow the traffic.
4.16	Walkways are separated from vehicular traffic and well lighted	15	9	see 4.14
TOTAL		200	117	59%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	0	The building has no elevator to connect the levels, no accessible entrance, no fully accessible toilet rooms and no lever type door hardware.
5.2	Roof is sound with positive drainage	25	12	The roof was replaced in 2000 +/-, the skylights were removed with the installation of the new roof. The roof structure is completely flat, so positive drainage to drains is not entirely adequate. Some water ponding occurs, but no significant accumulation possible. Ongoing problem of leaking roof was noted by occupants. The roofs are subject to drifting snow. Structural reinforcements were found in some areas.
5.3	Foundation and structural frames are sound	30	24	Two-story, load-bearing brick masonry walls with interior steel frames. Foundation consists of a crawl space with interior concrete piers and structural slab. The foundation and frames are in good condition.
5.4	Exterior and interior walls are sound	10	6	The exterior masonry walls are in good condition, but the precast cornice and exterior detail work has cracked and spalled in several locations and require repair/replacement (potential hazard to pedestrians).
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	5	Boiler plant is located at Deering High School and underground Steam and Condensate is provided between schools. Condition of underground steam and condensate is assumed to be in fair condition. Unit Ventilators are provided in classrooms appear to be in fair condition and maintained properly. However, some rooms are cold or too hot. It is very difficult to regulate temperatures. After hours - if Deering shuts down, Longfellow has no heat.
5.6	Building envelope promotes energy sufficiency and sustainability	10	6	The windows may not be operable, but are double glazed, providing some thermal performance. The roof is relatively new and new insulation was added during the replacement. The exterior walls are brick veneer with solid masonry back-up, providing minimal insulation value.
5.7	Toxic materials have been abated and/or encapsulated	15	6	ACM located in the ceiling finish (at the core of the building), floor tiles, and pipe wraps.
5.8	Interior walls can be moved to accommodate changes in educational program	15	15	Interior steel column and beam frame; interior walls can easily be moved.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	10	Plumbing fixtures on first floor are in good condition and fixtures at second floor toilet rooms are in fair condition. Semi-circular wash sinks are located in toilet rooms. These sinks are in poor condition on second floor and should be replaced when ADA requirements are provided.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	10	Building is provided with a Wet Pipe Sprinkler System without a backflow prevention device at service. 4" Domestic water service is provided with two 2" water meters, but no backflow prevention devices. Domestic water service is adequate for current facility.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	5	Electrical service to facility is located in Electric Room located on lower level. Electric service is 120/208V 3ph 4w service with 3 disconnect switches to panelboards. Disconnect switches are; 400Amps to lighting panels, 200Amps to power panels and 100A to Exits. Disconnects and panelboards in fair condition. Main Distribution Panelboard should be installed to replace existing service. A transformer vault is located adjacent to the Electric Room. Transformers are maintained by Central Maine Power Company.
TOTAL		200	99	50%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	6	Wood doors along the West side of the building are rotting out. The concrete banding and parapet detailing is deteriorating and falling off the building. Masonry cracks are apparent at most of the window masonry openings.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	ACM located in the floor tiles makes maintenance difficult when replacement is needed.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	2	ACM located in the ceiling finish makes maintenance difficult when replacement is needed. The gym ceiling material is not at all appropriate for the space and is continually falling down.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	0	None
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	17	Steam piping is crawlspace below first floor level and upfeed into heating units located on first and second floors. Accessible crawlspace is provided under majority of first floor.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	There appears to be no issues with the maintenance of the toilet room finishes.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	2	Minimal custodial closets and storage are provided on the first and second floors.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	1	Adequate electrical outlets are provided for cleaning in limited areas.
TOTAL		100	57	57%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	12	Classroom sizes are adequate; however Special Ed and support staff space is very inadequate.
1.2	Classroom space permits flexibility in furniture arrangements	25	14	Modular space used for one classroom allows for no flexibility.
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	8	Design of existing building does not lend itself to innovation.
1.4	Size of specialized learning area(s) meets educational program requirements	30	6	Special Ed space is inadequate. Modularity, custodian closets and entry vestibules are being used as classrooms.
1.5	Library / resources / media center provides appropriate space	20	12	Two classrooms have been used for library. Also used for meetings and on occasion needs to be shut down.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	6	Space is too small for staff of 70. No work space is available.
1.7	Gymnasium and/or recreational areas serve physical education program	15	6	Gym is too small and the flooring is in poor condition. The space can not be used for two hours mid-day and during Enrichment programs.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	7	Gym acts as Cafeteria noise level too high.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	4	Main office too small for school of 545 students. No conference room for meetings except a small space.
1.10	Storage for teacher and student materials is adequate	10	6	Created from front lobby. Except for two classrooms very little storage.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	5	Classroom is used for computer lab. Travel time to and from lab does not lend itself to flexible scheduling. Mini labs needed throughout the building, but no space.
TOTAL		200	86	43%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	12	The mechanical trenches under the school sometimes fill with water and 'moisture relief hatches' have been installed that extend from the tunnels up through some classrooms to help alleviate the problem. At times, classes have to be moved from the rooms with these hatches due to odors coming from the trenches.
2.2	Entrances, exits and walkways are designed appropriately	10	6	All building exits are not accessible for egress.
2.3	Lighting is adequate for the space and educational program	25	10	Lighting throughout facility is a combination of existing fixtures with older energy saving lamps/ballasts and new fluorescent fixtures and energy efficient lamps/ballasts. Existing fixtures are a combination of surface and pendant mounted fixtures with some prismatic lens and some cross blade fixtures.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	12	Plumbing fixtures are in good condition except fixtures should be replaced and upgraded to comply with ADA requirements and water conservation. The sinks & faucets are old and younger children have difficulty operating them.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	8	Gym space is the only assembly space in the building. There is no real community space though and no space for parents to gather to wait for children.
2.6	Exposure to natural light and ventilation is possible	25	12	Windows are generally operable and allow natural light. However, the wood windows are rotted, they leak and are extremely drafty.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	12	Building directional signage is very good but lacks code compliant signage with braille.
2.9	Display areas accommodate student work, awards and important school and community information	10	6	Tack rails, boards and display cases provided to display student work and information.
2.10	The communication system is convenient an available to all staff members	20	5	Intercom system consists of console in Office and intercom call stations located in classrooms and similar spaces. Condition of intercom system is in poor condition and allows for communications in to and from the office. The system does have a tendency to malfunction and may not be dependable for emergency situations.
TOTAL		200	89	45%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	Total site is 25.2 acres for ±550 students plus ±590 middle school students; There is sharing of the outdoor community resources at the schools.
3.2	Site is easily accessible and conveniently located	20	8	There is no sidewalk in front of the school rather pedestrians are separated from traffic by a wood fence. There is congestion in both the bus and the car drop-off areas forcing students to walk among cars and to cross potentially two drives to get to the school entrance.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	The school is located in a neighborhood that has seen expansion of housing in the last few years. It is the largest elementary school in the study and shares a site with one of three middle schools in the City. There are trails connecting this site with a local park and with the Portland Arts and Technology High School. There is also an outdoor gathering area for the school and the community created by a group of parents.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	3	The size and scale of the school is in keeping with the adjacent school and with the surrounding residential and commercial buildings. Separation between pedestrians and traffic is a wooden fence in front of the school. Walks and pavement around the school perimeter are not in good shape and should be renewed .
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	5	The play area for younger students has been recently refurbished. There are several paved play areas for older students, but the pavement should be replaced as there are tripping hazards. A general use field connects to the recreation fields of the middle school and recreation center.
3.7	Site is well-drained and free of erosion	5	1	The site drainage system is not adequate partly because of blockage by leaves and wood chips and partly because of asphalt in poor shape. There is broken pavement and puddles throughout the site.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	6	There is not sufficient parking for staff at the school. Overflow parking is in the middle school lot.
TOTAL		100	73	73%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	5	No issue
4.2	Flooring is maintained in a non-slip condition	5	2	Areas where the flooring has raised and created 'bumps'. The flooring is ACM making it difficult to repair and maintain.
4.3	Stairs and ramps meet current standards	5	5	No issue
4.4	Corridors and exit routes are safe and secure	30	28	Instances where wall mounted objects are projecting more than 4" into the corridor.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	3	Much of the playground is not safe because of the condition of the pavement. The installation of the new play structures for younger children has been completed so that the wood chip base is not contained. This area is not separated from an adjacent field.
4.6	Fire resistant materials are used when appropriate	15	12	Amount of built-in combustible products and finishes in corridors appears to be in-line with code.
4.7	Adequate fire safety equipment is provided and properly located	15	9	Facility is not provided with a sprinkler system.
4.8	Fire alarm system meets current standards	10	7	Fire Alarm system is provided throughout facility. Pull stations are mounted at 48" above finish floor as required by ADA standards. Locations of audio/visual devices is fairly good, but does not comply with ADA standards for spacing and candela ratings of devices. System requires limited upgrades to bring system up to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	14	Perimeter access is monitored, but door hardware needs to be upgraded.
4.11	Landscaping does not create isolation and concealed areas	15	6	There is perimeter pavement around the school, but the "E" shape with portables in the spaces between wings does create areas that are not easily monitored.
4.12	Corridors are easily observed and monitored	15	13	Corridors are arranged for good supervision.
4.13	Areas of the building can be secured during evening events	5	0	Community / Assembly spaces can not be secured from the remainder of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	5	see 3.2 notes. The City fire inspector stated that there have been some conflicts between emergency vehicle access to the building perimeter and on-site parking.
4.15	City streets support the school's peak traffic periods	5	5	Access to the school complex is a drive from Auburn Street. A traffic monitor is at this intersection during school arrival and departure times to ensure access to and from the site. Traffic also enters from Junior St.
4.16	Walkways are separated from vehicular traffic and well lighted	15	6	Walkways have been separated from traffic by fences added after the construction of the school. See 3.2 notes.
TOTAL		200	126	63%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	5	The building has no fully ADA compliant door hardware, toilet rooms or exit points beyond the main entry.
5.2	Roof is sound with positive drainage	25	20	The roof is framed with steel bar joists and Tectum roof deck. Roof is completely flat, so positive drainage to drains is not adequate. Water ponding occurs, but no significant accumulation possible. Clerestory gym roof creates potential for snow drift.
5.3	Foundation and structural frames are sound	30	24	Single-story, load-bearing exterior and interior masonry walls with steel frames on frost wall and slab on grade foundation. Gym area is a steel framed clerestory. Foundation, bearing walls, and steel frames are in good condition.
5.4	Exterior and interior walls are sound	10	8	Exterior wall construction is brick veneer with CMU back-up. Interior wall construction is CMU. Walls are in good condition.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	8	Boiler plant is located at Middle School and underground Steam and Condensate is provided between schools. Condition of underground steam and condensate is assumed to be in fair condition. Unit Ventilators are provided in classrooms appear to be in fair condition and maintained properly. Heat is extremely uneven; some rooms are cold while others are too hot.
5.6	Building envelope promotes energy sufficiency and sustainability	10	4	The roof membrane dates to July of 1987 and all of the seams have been redone with-in the past year. The amount of insulation on the roof is questionable and most likely inadequate. Batt insulation above the ceiling tiles was removed after the last re-roofing. Question as to if and how much insulation is actually on the roof. The wood windows are rotting with single pane lexan glazing and drafty. Glazing has been replaced with lexan for abuse resistance. The lexan does not allow clear view to the exterior. The exterior walls are brick veneer with CMU back-up, providing minimal insulation value.
5.7	Toxic materials have been abated and/or encapsulated	15	6	Most floor and ceiling tiles contain asbestos.
5.8	Interior walls can be moved to accommodate changes in educational program	15	9	Corridor walls are load-bearing and cannot be easily moved, but classroom demising walls are non-load bearing and could easily be moved.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	7	Plumbing fixtures are in fair condition except fixtures should be replaced and upgraded to comply with ADA requirements and water conservation. Semi-circular wash sinks are located in toilet rooms. These units are in fair condition and should be replaced when ADA requirements are provided. Most of the building sinks are served by new overhead water lines, but some sinks are still served by water lines coming through the perimeter trenches. Staff is hesitant to use this water.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	10	Facility is not provided with a sprinkler system. Domestic water service is provided from the Middle School located on same site. No backflow prevention device is provided where service enters building. Domestic water service is adequate for current facility.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	10	Electrical service to facility is located in Maintenance Room. Electric service is 120/208V 3ph 4w service with 800Amp Main Distribution Panel in fair condition. Panelboards in fair condition are located throughout building to serve various areas. Staff has noted instances where circuits have been overloaded and additional panels would be beneficial.
TOTAL		200	111	56%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	5	Windows walls are all wood and are at the end of maintainable life. Window glazing has been replaced with lexan, they are scratched and some are hard to see through. Painted surfaces around the entire perimeter are peeling.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	Much of the building flooring is old and original to the building.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	3	Ceiling tiles are stained and some are difficult to replace considering the ACM.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	12	The Kitchen equipment is minimal and mainly used for serving since meals are brought in from an outside location.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	5	Piping access along trenches to perimeter unit ventilators is limited and poor.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	12	Much of the restroom finishes are old and original to the building. Age of the stalls has created some maintenance issues.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	1	Several custodial spaces have been converted to instructional or office spaces leaving very minimal custodial storage.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	Adequate electrical outlets are provided for cleaning in most areas.
TOTAL		100	54	54%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	15	Classrooms sizes are large but do not lend or offer educational strategies. Adequate space for music and art. Gym/Cafeteria is small and inadequate for use.
1.2	Classroom space permits flexibility in furniture arrangements	25	14	Size of classroom lends itself to flexibility. Other program spaces are not adequate.
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	10	One level building allows easy access. Sprawl of building divided with long corridors makes teaming and cross grade work difficult to accomplish.
1.4	Size of specialized learning area(s) meets educational program requirements	30	6	Social worker, special education, library and most non classroom learning areas are inadequate.
1.5	Library / resources / media center provides appropriate space	20	14	Library is adequate, but small. Have to access nurse's station by working thru the library.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	6	Inadequate to non-existent. Spaces in hallway and most work done in classroom.
1.7	Gymnasium and/or recreational areas serve physical education program	15	5	Gymnasium/Cafeteria is small, poorly designed, and is the only meeting space in the building.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	7	Adequate off kitchen are also serves as gym teacher's office.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	4	The administrative offices are crowded and open to the main lobby. One secretary is in the main lobby. Many spaces are converted closets. Social workers space is extremely small and have no windows.
1.10	Storage for teacher and student materials is adequate	10	6	Storage in classrooms is adequate. Storage within the building is difficult for larger items (i.e., winter festival games, science items, props).
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	5	Electrical outlets are limited and the classrooms are underpowered. Small computer lab inadequate for usage need.
TOTAL		200	92	46%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	28	No issues with outside noise, pollution, traffic, vibrations, etc.
2.2	Entrances, exits and walkways are designed appropriately	10	6	All building exits are not accessible for egress.
2.3	Lighting is adequate for the space and educational program	25	10	Lighting throughout facility is a variety of newer fluorescent lighting with energy saving lamps and ballasts and original T12 fluorescent lighting. Original lighting should be replaced with energy savings lamps and ballasts.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	10	Drinking fountains are provided in all classrooms at sinks. Fountains are not ADA compliant. Restrooms are adequate, but not ADA compliant.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	8	Gym space is the only assembly space in the building.
2.6	Exposure to natural light and ventilation is possible	25	6	Windows are limited and very small allowing minimal daylighting in the classrooms. Some windows are inoperable due to age and deteriorating condition. There are spaces in the building with no windows at all.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	8	Building directional signage is minimal and code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	8	Tack boards and display cases provided to display student work and information.
2.10	The communication system is convenient and available to all staff members	20	7	Intercom system consists of console in Office and intercom call stations located in classrooms and similar spaces. Condition of intercom system is in fair condition and allows for communications in to and from the office, although the system does have a significant humming sound and static.
TOTAL		200	97	49%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	Total site is 21.3 acres for ±380 students; This does appear to meet DOE standards. There is no sharing of other community resources.
3.2	Site is easily accessible and conveniently located	20	16	Students from the immediate surrounding residential areas walk, but there are also four buses bringing students to the school. This school appears to be a self-contained site.
3.3	Site location is within a community that supports school values and is socially desirable	15	12	The school is located in a residential neighborhood. The school is insulated from the traffic and large commercial enterprises on Brighton Avenue by trees and residences.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	3	The school building is buffered from surrounding uses by trees. While the front parking and circulation area were recently rebuilt to enhance circulation through the site, much of the playground is former parking lot that has not been resurfaced for many years and presents tripping hazards to students.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	2	New play structures for younger students have been installed. The rest of the playground and its equipment need maintenance and/or replacement. A mound created between two play areas from soil containing construction and demolition debris creates a safety hazard for students. Cars are parked on the playground.
3.7	Site is well-drained and free of erosion	5	1	The entrance drives and parking area are very well drained. The rest of the site including the playgrounds and ball field are not. Some changes to the main playground created drainage problems by blocking the stormwater flow path to existing catch basins.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	6	On-site parking is not sufficient for staff and visitors. Cars are parked on the street that is the exit drive from the school and on the playground.
TOTAL		100	75	75%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	5	No issue
4.2	Flooring is maintained in a non-slip condition	5	2	Areas of the building flooring is ACM making it difficult to repair and maintain.
4.3	Stairs and ramps meet current standards	5	5	No issue
4.4	Corridors and exit routes are safe and secure	30	24	Instances where items are being stored in the corridors and wall mounted objects are projecting more than 4" into the corridor.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	1	While some of the playground equipment is new, the general layout and condition of the play areas is not safe.
4.6	Fire resistant materials are used when appropriate	15	10	Even with a sprinkler system, there is still a large amount of built-in combustible products and finishes throughout the building.
4.7	Adequate fire safety equipment is provided and properly located	15	13	A Dry Pipe sprinkler system service is provided throughout building and appears in fair condition.
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system is provided throughout facility. Pull stations and audio visual devices do not comply with ADA standards. System requires enough upgrades to warrant replacement of system to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	12	Perimeter access is monitored, but due to the age of the doors and hardware, sometimes proper closing of the doors becomes an issue.
4.11	Landscaping does not create isolation and concealed areas	15	12	A perimeter road permits surveillance around the school. One wooded area of the site with a trail through it does create some spots for concealment.
4.12	Corridors are easily observed and monitored	15	13	Corridors are arranged for good supervision.
4.13	Areas of the building can be secured during evening events	5	5	The gym can be secured from the remainder of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	15	Students must cross the bus drive from the car drop-off area. Because some staff park in the play area and occasional trucks access the oil tank, any students walking along the sidewalk on the exit drive must cross this entrance.
4.15	City streets support the school's peak traffic periods	5	5	The street leading to the school only serves the school and the surrounding residential area. A stop light on Brighton Avenue facilitates access to the residential street that leads to the school.
4.16	Walkways are separated from vehicular traffic and well lighted	15	12	Walks are generally separated from traffic areas with curb or concrete barriers. Two paths from the school to surrounding residential areas are unpaved.
TOTAL		200	143	72%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	5	The building has no ADA compliant door hardware, toilet rooms or exit points beyond the main entry.
5.2	Roof is sound with positive drainage	25	5	The roof is framed with lumber and wood sheathing. Roof is completely flat, so positive drainage to drains is not adequate. Water ponding occurs and significant signs of leakage can be observed on ceiling tiles. Significant accumulation is evident due to roof drains being clogged and higher than the roofing. The roof stepping induces snow drifts at several areas of the roof. Gym roof is subject to unbalanced snow loads. Kitchen/storage area adjacent to gym is subject to sliding/drifted snow. Roof framing/decking shows signs of sag caused by excessive loads.
5.3	Foundation and structural frames are sound	30	12	Single-story, load-bearing, wood framed building with frost wall and slab-on-grade foundation. High roof over the gym is framed with glulam arches and tongue and groove wood decking. The foundations are in sound condition. Wood framing shows signs of moisture and decay.
5.4	Exterior and interior walls are sound	10	4	Exterior wood framing shows signs of moisture and decay concentrated at the sill plate. Exterior sheathing is poor quality and condition. Interior walls are sound.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	10	Boiler plant is approx. 5 years old and in good condition. Unit ventilators are in fair to poor condition. Gymnasium H & V unit is in fair condition.
5.6	Building envelope promotes energy sufficiency and sustainability	10	2	Due to the condition of the exterior wood siding, it is probable that the insulation in the walls has been compromised and is no longer performing. The wood windows are rotting with single pane glazing and drafty. The amount of insulation on the roof is questionable and most likely inadequate.
5.7	Toxic materials have been abated and/or encapsulated	15	9	Some Asbestos containing material remains in the building.
5.8	Interior walls can be moved to accommodate changes in educational program	15	3	All interior walls are load bearing, including walls at corridors and between classrooms. Significant structural framing would need to be introduced to move interior walls.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	10	Plumbing fixtures are in fair condition; fixtures should be replaced and upgraded to comply with ADA requirements and water conservation.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	10	A Dry Pipe sprinkler system service is provided without a backflow prevention device at entrance. System is provided throughout building and appears in fair condition. Two 2" domestic water services with water meters are provided in Boiler Room. No backflow prevention devices are provided where service enters building. Domestic water service is adequate for current facility.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	5	Electrical service to facility is located in series of closets in Music/Band Room. Electric service is 277/480V 3ph 4w service with 600Amp Main Disconnect Switch. A 112.5KVA stepdown transformer is provided adjacent to MDP that serves older 600A 120/208V panelboard. Multiple disconnects are provided to serve various panels located throughout building to serve various areas. Electric panelboards in Boiler Room are in very poor condition. Electric service and distribution system is in poor condition. Various panelboards located throughout building vary from fair to poor condition. Electric service should be upgraded and replaced with new distribution panels.
TOTAL		200	75	38%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	4	Windows, doors and exterior walls are all wood and are at the end of maintainable life. Window glazing has been replaced with lexan, they are scratched and some are hard to see through. Painted surfaces around the entire perimeter are peeling.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	Much of the building flooring is old and original to the building. Some tiles have been popping up and are held in place with tape.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	2	The ceiling tiles are water stained and show many signs of leaks; some have fallen down in areas and have not been replaced.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	12	The Kitchen equipment is minimal and mainly used for serving since meals are brought in from an outside location.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	15	Steam piping and condensate returns are run exposed in crawlspace below and readily accessible for service.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	Much of the restroom finishes are old and original to the building. No issues noted.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	2	Minimal custodial space.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	2	Adequate electrical outlets are not readily available for cleaning
TOTAL		100	66	66%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	12	Adequate, but no walls.
1.2	Classroom space permits flexibility in furniture arrangements	25	10	The open floor plan allows for flexibility, but the moveable partitions provided inside the school do not allow for flexible, specialized arrangements.
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	10	Special Ed spaces limited. Title I space limited.
1.4	Size of specialized learning area(s) meets educational program requirements	30	18	Art, Music, Reading Recovery, OT, Sp Ed do not have adequate spaces
1.5	Library / resources / media center provides appropriate space	20	12	Configuration of Media Center limited by perimeter stairs
1.6	Space for teacher resource area(s) is convenient and appropriate	15	7	Limited space to non-existent
1.7	Gymnasium and/or recreational areas serve physical education program	15	12	Gym is building asset
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	6	No kitchen access. Seating is partially located in the lobby space and is inappropriate
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	6	No office space for secretaries, social workers
1.10	Storage for teacher and student materials is adequate	10	3	No storage in building. No place to hang coats.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	4	Due to open floor plan arrangement, some areas are not directly powered and cords are used to get power and data lines to needed areas. All areas where this was an issue have been partially addressed, but with moveable partitions, issues could come up again.
TOTAL		200	100	50%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	28	No issues with outside noise, pollution, traffic, vibrations, etc.
2.2	Entrances, exits and walkways are designed appropriately	10	2	All building exits are not accessible for egress. The two main building entry points at the lobby are covered by concrete ramps that are leaking large amounts of water into the vestibules and lobby spaces
2.3	Lighting is adequate for the space and educational program	25	15	Classroom lighting consists of surface mounted fluorescent fixtures recessed in the waffle concrete ceiling system. This provides the appearance of a dark ceiling and provides a feeling of spaces not adequately illuminated.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	18	Drinking fountains are provided in all classrooms at sinks. Fountains are not ADA compliant. Restrooms are adequate, but not fully ADA compliant.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	16	Spaces are available that are used for the schools and community needs
2.6	Exposure to natural light and ventilation is possible	25	8	Not many windows are operable and the lexan that has been used to replace the glazing is opaque due to age and vandalism.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	3	The open floor plan arrangement does not allow for built-in equipment. Furniture and storage is also minimal and dependant on the partition locations.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	0	Code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	6	Tack surfaces for display of student work and information is provided mainly on the moveable partitions.
2.10	The communication system is convenient and available to all staff members	20	5	Intercom/clock system consists of combination master clock and intercom call station located at various locations in School. System is in poor condition with parts removed from some locations to make other stations work properly. System replacement is required.
TOTAL		200	101	51%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	8	Total site is 5.3 acres for ±305 students; There is no sharing of other outdoor community resources.
3.2	Site is easily accessible and conveniently located	20	16	Many students walk to this very urban school. The one bus and cars discharge students on the surrounding streets, in all cases so that students do not have to cross the street to the school.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	The school is located in a residential neighborhood. With a City library branch and active community center in the school this site is well used by students and the community.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	2	The school is a center for the neighborhood and the building is in scale with the surrounding buildings. Most of the sidewalks around the school are in good shape and new landscaping added recently makes the school site more attractive. The concrete ramps hide the building entry points and the roof security fencing along the terrace edges distracts from the building appearance and makes it much less welcoming.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	6	Easterly side - new play structures for younger students, swings and games for older students, plus area where no vegetation is established; Westerly side - small soccer field in need of grading and new basketball courts
3.7	Site is well-drained and free of erosion	5	4	Most of the site appears well drained to a storm drain system on site and in the streets. Asphalt along the edge of one walk in the playground is deteriorated from the inability of stormwater runoff to reach a catch basin whose rim is high. The soccer field needs grading and better drainage. It is our understanding that this is scheduled.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	6	With on-site and two off-site parking lots, there is adequate parking for staff. Visitors and parents must use on street parking that is at times limited.
TOTAL		100	72	72%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	3	Some glazing located low to the floor. It is not entirely clear if the glazing is safety glass.
4.2	Flooring is maintained in a non-slip condition	5	5	No issue
4.3	Stairs and ramps meet current standards	5	1	Second floor exterior access and egress ramps are only partially open due to deteriorated condition of concrete. Temporary asphalt patching has been put in place. Guardrails and handrails at three open interior stairs are not compliant. Ramps in cafetorium are extremely steep.
4.4	Corridors and exit routes are safe and secure	30	18	Instances where wall mounted objects are projecting more than 4" into the corridor. The corridor to the gym lacks supervision and is available for community access and is potentially not safe.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	4	see 3.6
4.6	Fire resistant materials are used when appropriate	15	12	Amount of built-in combustible products and finishes in corridors appears to be in-line with code.
4.7	Adequate fire safety equipment is provided and properly located	15	7	A limited sprinkler system in the School side of the facility is provided around the two story open area in the middle area of building. No sprinkler system is provided in the Community Center side of facility. System is in fair
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system in limited throughout facility and not compliant with ADA standards. System requires significant upgrades to bring system up to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	4	Door hardware needs to be upgraded to meet current ADA and egress requirements. Doors are heavy for small children to use.
4.10	Access to building through exterior doors is limited	20	10	Perimeter access is monitored at night, but door hardware needs to be upgraded for security and there are many building entry points that are not easily monitored during school hours.
4.11	Landscaping does not create isolation and concealed areas	15	15	The entire play area can be monitored from the building windows or at night from the street
4.12	Corridors are easily observed and monitored	15	7	The open floor plan generally allows for good supervision, but side corridors and the community center side of the building create some issues with supervision.
4.13	Areas of the building can be secured during evening events	5	5	The Community side of the building can be secured from the School side of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	10	On-site vehicle circulation is confined to two small staff parking lots on either side of the school. They do not interfere with the major arrival or departure of students. Students do have to cross these lots to access the soccer field and basketball courts from the school. No crossing guards are provided at the school. Students are under limited supervision from teachers and parents as they approach the school.
4.15	City streets support the school's peak traffic periods	5	3	The three street's surrounding the school at times can be heavily traveled, the circulation appears to be orderly, but it could be more safe.
4.16	Walkways are separated from vehicular traffic and well lighted	15	12	City sidewalks surround the school on three sides. On the fourth side a walk connects two parallel streets
TOTAL		200	119	60%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	2	There is no elevator to serve the multiple levels, The building entrances are not fully accessible, No accessible interior access to second floor, No accessible interior access to North side of building (Gym, cafetorium, community center), Ramps in cafetorium are extremely steep, No fully compliant ADA toilet room for student and staff use, Shower and locker rooms are not fully accessible, No compliant lever type door hardware.
5.2	Roof is sound with positive drainage	25	15	Steel bar joist and concrete waffle slab frame the roof. Roof is completely flat, so positive drainage to drains is not adequate. Water ponding occurs, but no significant accumulation possible. Roof stepping is not deep enough to create significant snow drifts.
5.3	Foundation and structural frames are sound	30	24	Two-story building with both concrete waffle slab on concrete columns and steel frame with load bearing masonry construction. Foundation and structure are in good condition.
5.4	Exterior and interior walls are sound	10	8	Exterior walls are brick veneer with CMU backup, interior load bearing walls are CMU, both are in good condition.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	10	Boiler plant is in good condition. Inadequate fuel storage is provided. Unit ventilators are in good condition. Two rooftop gas fired units are in fair condition, one unit is very poor and should not be operated. Natatorium H & V system in fair/good condition,
5.6	Building envelope promotes energy sufficiency and sustainability	10	4	No recent roof work has been completed and some areas of the roofing at the South side of building are bubbling; cause unknown. Vandalism is a major concern at the entire perimeter of the building. All glazing has been replaced with lexan for abuse resistance. The lexan has discolored with time and is generally opaque, not allowing clear view to the exterior. The exterior walls are brick veneer with CMU back-up, providing minimal insulation value.
5.7	Toxic materials have been abated and/or encapsulated	15	15	No issue
5.8	Interior walls can be moved to accommodate changes in educational program	15	12	The waffle slab construction defines large space areas that could be changed without structural modifications. The steel framed construction incorporates load bearing masonry walls which cannot be moved without introducing significant structural framing.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	10	Shower stalls on Community Center side are in very poor condition and rest of locker rooms are in fair condition. Fixtures are not ADA compliant. Plumbing fixtures in School Restrooms are in good condition.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	12	Domestic water service is provided with a 3" water meter and two backflow prevention devices. Domestic water service is adequate for current facility. A combined sprinkler system and standpipe service is provided without a backflow prevention device at entrance.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	15	Electrical service to facility is located in Boiler Room on the Community Center side of building. Electric service is 277/480V 3ph 4w service with 600Amp Main Distribution Panel in good to fair condition.
TOTAL		200	127	64%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	7	Vandalism is a major concern at the entire perimeter of the building. All glazing has been replaced with lexan for abuse resistance, but has not been maintained as it has been further abused. H.M. doors are beginning to rust.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	12	New carpeting has been installed on the second floor and the surfaces are generally maintained properly.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	No issue
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	0	Open floor plan - no built-in equipment.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	5	Community Room Kitchen is provided with an electric residential range for limited use. An exhaust hood is provided over range, but does not comply with applicable standards and is not provided with a fire suppression system.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	5	Piping access along trenches to perimeter unit ventilators is limited and poor. Natatorium H & V units are located above ceilings without adequate path to safely access units.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	12	Some of the restroom finishes have recently been replaced. FRP is in use on some walls creating seams that may be difficult to clean at times.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	3	Custodial closets are located in suitable areas of the building, but the are not of adequate size.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	Adequate electrical outlets are provided for cleaning in most areas.
TOTAL		100	52	52%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	12	Classrooms are linear in construction and isolated. There are 6 temporary classrooms - new to us this fall Circa 1996.
1.2	Classroom space permits flexibility in furniture arrangements	25	10	The classrooms are large enough for flexible seating, grouping. The modulars are cramped and certain programs are compromised. (Literacy Collaborative 3-5)
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	8	White there is little physical attribute to accommodate team teaching, multi-age, etc., teachers move around the building with ease - sharing instructional spaces. Teachers are ingenious, always maximizing their options.
1.4	Size of specialized learning area(s) meets educational program requirements	30	6	Spaces are scarce. Presumpscot was built in the 1960's. School was built for programming that is non-existent today. Spaces are inflexible, hard to accommodate current programs. Consequently, we have converted every inch of storage space into instructional areas/offices.
1.5	Library / resources / media center provides appropriate space	20	12	The library is located in a classroom space. Space for specific resources/set up are limited. Storage is minimal. Space is used for the public, PTO meetings. Space is just a library. Limited provisions for audio/visual, multimedia, mixed groups.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	7	Teacher's room is the resource area for program prep and materials for entire faculty. Teachers do a lot of prep in classrooms.
1.7	Gymnasium and/or recreational areas serve physical education program	15	5	The gym is very small and barely adequate for P.E. The Rec Program also uses this space after school. A P.E. office was constructed (walled off) from a storage area.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	5	Food is brought in, served in the "all purpose room" (gym). No prep work done on site. Kitchen space is small and unwillingly shared by food service. Staff use may be limited.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	3	Small area exists for Admin Secretary. Privacy in controllable not always ideal. The outer office is used for a myriad of meetings.
1.10	Storage for teacher and student materials is adequate	10	3	Teachers store resources in classrooms. Teachers in modulars have space assigned in an inside storage room.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	6	The computer lab is located in a classroom space. The lab is generously wired. 24 class size computers available. LCD available. Several computers available for teacher use. Every classroom has at least one (1) computer.
TOTAL		200	77	39%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	30	No issues with outside noise, pollution, traffic, vibrations, etc.
2.2	Entrances, exits and walkways are designed appropriately	10	6	All building exits are not accessible for egress.
2.3	Lighting is adequate for the space and educational program	25	20	Lighting throughout facility is predominately newer fluorescent lighting with energy saving lamps and ballasts.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	10	Drinking fountains are provided in all classrooms at sinks. Fountains are not ADA compliant. Restrooms are adequate, but not ADA compliant.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	12	Gym space is the only assembly space in the building.
2.6	Exposure to natural light and ventilation is possible	25	20	Windows are generally operable and allow some natural light. Lexan that has been used to replace the glazing is cloudy.
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment. The building was not built with the future in mind.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	8	Building directional signage is minimal and code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	8	Tack rails, boards and display cases provided to display student work and information.
2.10	The communication system is convenient and available to all staff members	20	10	Intercom system consists of console in Office and intercom call stations located in classrooms and similar spaces. Condition of intercom system is in fair condition and allows for communications in to and from the office.
TOTAL		200	130	65%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	16	Total site is 7.07 acres for ±244 students; There is no sharing of other community resources.
3.2	Site is easily accessible and conveniently located	20	9	The school is easily accessible by car and bus. Most of the residential area near this school is across busy streets. There was not much evidence of students walking. No other public facilities or amenities are near the school. Access to site by walkers is a safety concern.
3.3	Site location is within a community that supports school values and is socially desirable	15	9	This school is in a mixed neighborhood with residential and commercial along the surrounding streets. Immediately adjacent to the school on one side are commercial and warehouse buildings.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	5	The one story building is entirely in scale with the surrounding buildings that consist of single and multi-family houses and low commercial/warehouse buildings. Mature evergreens between the busy street and the school provide a visual and sound buffer.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	6	New play area equipment for younger students was installed in 2006. A paved area provides space for games for older students. The paving is old and in need of repair. There is also a large open field and a baseball diamond, both of which are in need of repair. Wood and a student garden area are also part of the site.
3.7	Site is well-drained and free of erosion	5	3	The paved areas are generally well drained with the exception of one catch basin in front that needs maintenance. The playing fields are not well drained, but there is no sign of erosion problems.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	3	Sufficient parking appears to be provided for staff and visitors. Staff parking is along the one-way drive between Presumpscot and Sherwood streets where student drop-off also occurs. The visitor parking and one drop-off area are separated from the bus drop-off lane next to the school. Visitors and parents parking is not adequate, some are parking on the playground
TOTAL		100	66	66%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	5	No issue
4.2	Flooring is maintained in a non-slip condition	5	5	No issue
4.3	Stairs and ramps meet current standards	5	5	No issue
4.4	Corridors and exit routes are safe and secure	30	24	Instances where items are being stored in the corridors and wall mounted objects are projecting more than 4" into the corridor.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	3	The playground equipment is new. Wood chips are used in the play area for younger children. Play areas for different age groups are on opposite sides of the building. Paving surrounds the building and approaches are accessible. The backstop and benches for the baseball field should be replaced.
4.6	Fire resistant materials are used when appropriate	15	12	Amount of built-in combustible products and finishes in corridors appears to be in-line with code.
4.7	Adequate fire safety equipment is provided and properly located	15	9	Facility is not provided with a sprinkler system.
4.8	Fire alarm system meets current standards	10	3	Fire Alarm system is provided throughout facility. Pull stations and audio visual devices do not comply with ADA standards. System requires enough upgrades to warrant replacement of system to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	14	Perimeter access is monitored, but door hardware needs to be upgraded.
4.11	Landscaping does not create isolation and concealed areas	15	10	The only area of the parcel that is not visible from the school is the area behind the portables. A gully is located adjacent to the playing fields that receives public traffic and at times becomes a gathering place for illicit activity.
4.12	Corridors are easily observed and monitored	15	13	Corridors are arranged for good supervision.
4.13	Areas of the building can be secured during evening events	5	0	Community / Assembly spaces can not be secured from the remainder of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	10	There is a sidewalk along two sides of the school. Students can walk around the school from the bus drop-off without crossing incoming traffic. A one way entrance and two one way exits create an efficient traffic pattern for the school. A bus drop off is separated from the car drop-off. Staff parking is along one the way drive and separated from parent or visitor parking. However, cars do park in the bus lane and students have been observed crossing over traffic lanes. The one lane exit to Sherwood St. is a bottleneck at the end of school.
4.15	City streets support the school's peak traffic periods	5	3	The school is surrounded by streets that are busy with commercial traffic, including Sherwood Street that is a cut through between two busy streets.
4.16	Walkways are separated from vehicular traffic and well lighted	15	9	There are sidewalks on both sides of Presumpscot Street in front of the school with crosswalks. There is a sidewalk on the school side of Sherwood Street. On site sidewalks are separated from traffic and curbing is painted to emphasize the separation. However, a crosswalk is needed at Providence St with a dedicated crossing guard.
TOTAL		200	131	66%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	5	The building has no lever type, ADA compliant door hardware, and not all building exist are ADA compliant
5.2	Roof is sound with positive drainage	25	12	The roof is framed with steel bar joists and Tectum roof deck. Roof appears sound but clerestory windows are covered and have leaked in the past. Roof is completely flat, so positive drainage to drains is not adequate. Water ponding occurs, but no significant accumulation possible. High gym roof creates potential for snow drifting.
5.3	Foundation and structural frames are sound	30	24	Single-story, load-bearing, exterior and interior masonry walls with steel frames on frost wall and slab on grade foundation. Gym area is a steel framed clerestory. Foundation, bearing walls, and steel frames are in good condition.
5.4	Exterior and interior walls are sound	10	8	Exterior brick masonry veneer and interior CMU walls are in good condition.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	10	Boiler plant is in poor condition and exceeded its rated service life. Unit ventilators in classrooms are in good condition for their age.
5.6	Building envelope promotes energy sufficiency and sustainability	10	6	The roof membrane was replaced in 1993 +/- . The amount of insulation on the roof is questionable and most likely inadequate. The wood windows have single pane lexan glazing and are drafty. The exterior walls are brick veneer with CMU back-up, providing minimal insulation value.
5.7	Toxic materials have been abated and/or encapsulated	15	9	Asbestos is limited to floor and ceiling tiles in only 3 to 4 rooms in one wing of the building.
5.8	Interior walls can be moved to accommodate changes in educational program	15	9	Corridor walls are load-bearing and cannot be easily moved, but classroom demising walls are non-load bearing and could be moved.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	8	Internal plumbing system is adequate and functioning properly. Fixture upgrades for ADA compliance and water/energy conservation should be provided. There is no hot water in the teachers room and the gang toilet rooms have cistern type sinks that are hard for the younger students to operate.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	10	Domestic water service with a single water meters is provided. No backflow prevention device is provided where service enters building. Domestic water service is adequate for current facility.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	14	Electrical service to facility is located in Maintenance Room. Electric service is 120/208V 3ph 4w service with 600Amp Main Distribution Panel in fair condition. Panelboards in fair condition are located throughout building to serve various areas.
TOTAL		200	115	58%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	6	Windows walls are all wood and are at the end of maintainable life. Window glazing has been replaced with lexan, they are scratched and some are hard to see through.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	12	Much of the building flooring has been recently replaced.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	No issue
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	12	The Kitchen equipment is minimal and mainly used for serving since meals are brought in from an outside location.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	10	Existing systems in general are old and in fair condition. Most items are accessible thru crawlspaces or exposed making service access good. Systems are adequate for future expansions and only limited modifications.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	Much of the restroom finishes are original to the building. No issues noted.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	3	Minimal custodial space that is not centrally located for the building wings.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	2	Adequate electrical outlets are not readily available for cleaning
TOTAL		100	70	70%

1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	27	Adequate
1.2	Classroom space permits flexibility in furniture arrangements	25	23	Pod arrangement allows for flexibility, differentiated work spaces and vertical team arrangements.
1.3	Location and relationship between spaces within buildings meet educational program requirements	20	16	Length of corridors does create some issues. Some safety issues with public access around Community Center side of the building. Issues are being addressed with new additions.
1.4	Size of specialized learning area(s) meets educational program requirements	30	27	Good.
1.5	Library / resources / media center provides appropriate space	20	20	Appropriate
1.6	Space for teacher resource area(s) is convenient and appropriate	15	12	Renovations are in planning to upgrade space.
1.7	Gymnasium and/or recreational areas serve physical education program	15	15	excellent
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	15	Good.
1.9	Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequacy equipment, and provides an appropriate level of privacy	10	10	Renovations in progress
1.10	Storage for teacher and student materials is adequate	10	7	Limited storage areas in classrooms.
1.11	Space for utilities and support areas for technology are adequate and meets educational program requirements	10	6	Upgrades have created a maze of wiring. Minimal power outlets and data connections for technology needs.
TOTAL		200	178	89%

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1	Surrounding environment does not disrupt learning	30	28	No issues with outside noise, pollution, traffic, vibrations, etc.
2.2	Entrances, exits and walkways are designed appropriately	10	10	New entrance points are currently being added to the facility
2.3	Lighting is adequate for the space and educational program	25	22	Lighting is typically fluorescent fixtures with parabolic lens. Fixtures were relamped/reballasted 8 - 10 years ago. Lighting is of good quality and adequate. Gym and Natatorium lighting good condition.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	20	Toilet Rooms are located at each classroom cluster. Drinking fountains are provided at classroom sinks. ADA accessibility is fair.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	20	Spaces address the schools needs and community needs
2.6	Exposure to natural light and ventilation is possible	25	10	Minimal windows and most are inoperable
2.7	Built-in furniture and equipment are available to meet the needs of educational program	15	6	The built-in equipment, furniture and storage in place is minimal, out of date and original to the building. These items do not lend themselves to proper interface with current equipment.
2.8	Signage adequately identifies function, provides direction and is appropriate	20	8	Building directional signage is minimal and code compliant signage with braille is non-existent.
2.9	Display areas accommodate student work, awards and important school and community information	10	8	Tack rails and display cases provided to display student work and information.
2.10	The communication system is convenient and available to all staff members	20	10	Original Intercom/clock system consists of combination master clock and intercom call station located at various locations in School. Condition of master clock system is in poor condition. Dukane intercom system is in good condition.
TOTAL		200	142	71%

3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	Total site is 33.07 acres for ±480 students; This acreage includes the school, a fire station and a City recreation center with extensive outdoor facilities.
3.2	Site is easily accessible and conveniently located	20	20	Most students appear to arrive by bus or parent drop-off. The two areas are separated. Internal circulation works well in general. Students do not cross traffic when dropped off. This school includes many amenities including a City recreation center and library branch.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	This school site includes several municipal functions - recreation facility and center, branch of the City library and fire station and is very well used. It is the largest area of public open space in this highly residential part of the City.
3.4	Site is removed from natural hazards	15	15	No known natural hazards exist at this site.
3.5	Site appearance is appropriate within the context of its environment	5	5	The school is not visible from Forest Avenue and is visually buffered with trees from most of the surrounding residential areas. Pavement of walks and drives are general in reasonable shape.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	6	New play structures for younger students are on the northerly side of the school. A play area for older students was not observed. This may be because of the current construction of additions to the recreation center. The outdoor recreation center consists of two ball fields, a soccer field and tennis courts. The kindergarten play area has been removed during construction.
3.7	Site is well-drained and free of erosion	5	5	Stormwater runoff drains primarily to wetlands and channels on site and thence to an unnamed tributary of the Presumpscot River. Ongoing construction has changed some drainage patterns, but the site appears to be well drained. Once construction is complete, the parking area will be repaved relieving some current drainage issues.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	6	Because of the multiple uses of the site there does not appear to be enough parking now, but this may be a result of the ongoing construction.
TOTAL		100	92	92%

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	3	Some glazing located low to the floor. It is not entirely clear if the glazing is safety glass.
4.2	Flooring is maintained in a non-slip condition	5	5	No issue
4.3	Stairs and ramps meet current standards	5	5	No issue
4.4	Corridors and exit routes are safe and secure	30	28	Instances where wall mounted objects are projecting more than 4" into the corridor.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	5	Playground equipment for younger students is installed and maintained well. The playing fields are well maintained.
4.6	Fire resistant materials are used when appropriate	15	11	Some areas of the fireproofing at the roof structural elements has been chipped off over time due to improvements happening in the ceiling cavity.
4.7	Adequate fire safety equipment is provided and properly located	15	5	A Dry Pipe sprinkler system service is provided without a backflow prevention device at entrance. Sprinkler system is very limited to mostly Cafeteria, Locker Rooms and original Music and Large Learning Rooms (stepped floor area).
4.8	Fire alarm system meets current standards	10	7	Fire Alarm system is a 12 Zone system with a power extender for additional audio/visual devices installed previously. Pull stations appear to be lowered previously for ADA and the locations of audio/visual devices does not comply with ADA standards for spacing and candela ratings of devices. System requires limited upgrades to bring system up to current standards and ADA compliance.
4.9	Door have proper swing and hardware requirements	10	6	Door hardware needs to be upgraded to meet current ADA and egress requirements.
4.10	Access to building through exterior doors is limited	20	14	Perimeter access is monitored, but door hardware needs to be upgraded.
4.11	Landscaping does not create isolation and concealed areas	15	9	The landscaping "mounds" create a sensation of isolation in the area between the front of the school and the parking lot. The back side of the school is not easily monitored.
4.12	Corridors are easily observed and monitored	15	9	The corridors on the school side of the building generally allows for good supervision, but side corridors at the community center side of the building create some issues with supervision.
4.13	Areas of the building can be secured during evening events	5	5	The Community and Assembly side of the building can be secured from the School side of the building.
4.14	Vehicular and pedestrian traffic patterns are separated	25	25	There is good separation between vehicular and pedestrian traffic on the site, particularly where students are dropped off by bus and car.
4.15	City streets support the school's peak traffic periods	5	3	There is a blinking light at the entrance to the school drive. Because of the heavy use of this community center, as well as the school a light may be warranted.
4.16	Walkways are separated from vehicular traffic and well lighted	15	12	Walks are generally in good shape. There is only one place where pedestrians must cross the entry drive and car drop-off area from a walk to an adjacent residential street. There is a crosswalk for this crossing.
TOTAL		200	152	76%

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements - ADA	20	5	The building toilet rooms are not fully ADA compliant and there is no lever type, ADA compliant door hardware.
5.2	Roof is sound with positive drainage	25	15	The roof is framed with steel bar joists and metal deck. Roof is completely flat, so positive drainage to drains is not adequate. Water ponding occurs, but no significant accumulation possible. Snow drifting potential at high projections.
5.3	Foundation and structural frames are sound	30	24	Single-story, load-bearing exterior and interior masonry walls with steel frames on concrete walls/piers and slab on grade foundation. Foundation and steel frames are in good condition, but minor cracks were observed in the slab on grade and the mechanical mezzanine slab.
5.4	Exterior and interior walls are sound	10	8	The exterior wall construction is brick veneer with CMU back-up; exterior walls are in sound condition. Load bearing interior CMU walls are in good condition with some significant cracks observed in the library and locker rooms.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	15	Classroom heating and ventilation system is being upgraded as part of current expansion in progress. VAV boxes and ducted returns are being provided. Mechanical penthouse contains all HVAC air handling systems. Systems are in good condition. Dectron Pool Dehumidifier has recently be installed for Natatorium.
5.6	Building envelope promotes energy sufficiency and sustainability	10	7	All windows are scheduled to be replaced. The walls are a masonry cavity wall; brick veneer with a CMU back-up. Minimal rigid insulation is provided in the wall cavity. There are some areas with Batt insulation above the ceiling tiles, but most of it has been removed. Some question as to if there is any insulation above the roof deck.
5.7	Toxic materials have been abated and/or encapsulated	15	15	None reported
5.8	Interior walls can be moved to accommodate changes in educational program	15	12	Corridors walls are load bearing and could not be moved without significant structural renovations. Classroom demising walls are operable.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	15	Toilet Rooms are located at each classroom cluster. Drinking fountains are provided at classroom sinks. ADA accessibility is fair. Locker Room showers and plumbing fixtures are in good condition.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	12	A Dry Pipe sprinkler system service is provided without a backflow prevention device at entrance. 4" Domestic water service is provided with a 3" water meter and two 2" backflow prevention devices. Domestic water service is adequate for current facility.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	18	Electrical service to facility is located in Electric Room on the Community Center side of building. Electric service is 277/480V 3ph 4w service with 1200Amp Main Distribution Panel in good condition. A 112.5KVA stepdown transformer is provided adjacent to MDP that serves the original 400A 120/208V MDP.
TOTAL		200	146	73%

6.0 PLANT MAINTAINABILITY (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	9	It is anticipated that the window and door systems will be replaced with-in the year.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	Floor areas outside of pods, track material from the toilet rooms and is difficult to maintain.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	No issue
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	The minimal equipment that is built-in can be easily maintained.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	10	Kitchen is provided with a commercial range for limited use. An exhaust hood is provided over range, but is too small for size of range. Range should be replaced in future with a smaller range as this Kitchen is a warming kitchen.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	17	Majority of equipment is located in penthouse for proper service. Ceilings throughout facility is suspended tiles making access to items readily serviceable,
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	12	Pod bathroom flooring has deteriorated and becomes absorbent, trapping odors.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	5	No issue
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	Adequate electrical outlets are provided for cleaning in most areas.
TOTAL		100	74	74%