



Facilities Assessment of School Buildings

City of Portland and Portland Public Schools

VOLUME 2
Detailed Existing Conditions Documentation
February 28, 2017

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Existing Conditions Documentation

Introduction

The following reports for each facility include detailed existing conditions documentation comprising of the site, the building exterior and the building interior, and the structural, fire protection, plumbing, mechanical, electrical, and telecommunication systems.

Within each category are many elements, each having a condition description and an accompanying action recommendation, if applicable. Actions are given a priority ranking to indicate whether the item should be addressed immediately, in the short term, or over the long term during the 20-year Capital Plan period.

For ease of use, items have numerically ranked condition levels to provide a ready understanding of their state. The reports include an age factor, noting whether an item is considered new or recently installed, is within its expected service life or is obsolete and no longer suitable.

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



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

CLIFF ISLAND ELEMENTARY SCHOOL

CLIFF ISLAND ELEMENTARY SCHOOL
Detailed Existing Conditions Documentation

LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					
			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
GENERAL BUILDING DATA					
Address:	P.O. Box 8, Church Road, Cliff Island				
Grade Levels:	K - 5				
Number of Students:	5				
Number of Faculty and Staff:	1				
Original Construction Date:	1895				
Date of Addition(s):	1997				
Building Age:	121 Years				
Building Footprint (SF):	1,017 SF				
Number of Stories:	1				
Building Area (GSF):	1,017 GSF				
Total Site Area (Acres):	0.1046 (additional garage site 1.1885)				
Zoning Designation:	IR-1 Island Residential				
SITE					
Building Entrances					
Connection to accessible route and accessibility	5 Students, 1 Teacher No sidewalks, gravel road.	No Action Required	3	ESL	N/A
Parking					
General Layout Description	No formal parking	No Action Required	0	OS	N/A
Paving Materials	None	No Action Required	-	-	-
Curbing Materials & Wheel Stops	None	No Action Required	-	-	-
Number of Spaces (Regular & ADA)	None	No Action Required	-	-	-
Size of Spaces	None	No Action Required	-	-	-
Parking Striping Condition	None	No Action Required	-	-	-
Accessible Parking Signage	None	No Action Required	-	-	-
Vehicular Drop-Off & Pick-Up Areas					
Locations	Students walk to school or ride bikes.	No Action Required	0	OS	N/A
Car & Bus Separations	N/A	No Action Required	-	-	-
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	None	No Action Required	-	-	-
Traffic Markings & Traffic Signage	None	No Action Required	-	-	-
Walkway Materials	None	No Action Required	-	-	-
Curb Cuts & Detectable Warning Strips	None	No Action Required	-	-	-







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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pedestrian Ramp Location & Materials	ADA ramp into school is good - wood with rail, rail needs minor repair. 	Gravel/defined path from ramp to roadway needed. Repair handrail. 	2	ESL	I
DOT School Zone Markings/Signage at Street	None	No Action Required	-	-	-
Fire Department Access					
Locations	Front via Church Road and northeast side.	No Action Required	-	-	-
Extent of perimeter access (full, 1/2?)	1/2	No Action Required	-	-	-
Service Area					
Paving Materials	None	No Action Required	-	-	-
Loading Dock or Leveler	None	No Action Required	-	-	-
Trash & Recycling Containers (# & Size), Trash Compactor (size)	None	No Action Required	-	-	-
Fencing					
Locations & Materials	None	Fencing needed between playground and Church Road.	0	OS	I
Site Topography					
Characteristics	Visible ledge.	Provide path from building to playground to avoid tripping hazard.	0	OS	S
Plantings, Trees and Shrubs					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations, Types and Densities	Number of damaged/failing trees in close proximity to building. Piles of lumber/debris. <div></div>	Tree removal needed. <div></div>	0	OB	I
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Exposed grounding rod at entry. Concrete foundation on playground. OHE dangerously close to playground equipment. <div></div>	OHE to be relocated away from playground. Pathway needed to playground. Wood chips recommended on playground. <div></div>	0	END	I
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Teacher informed that the storage shed is infested. Oil tank located at rear of building, no screening. <div></div>	Eradicate infestation in storage shed and repair/improve security. Add screening around oil tank. <div></div>	1	END	S
Bicycle Racks	Yes	No Action Needed	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Flagpoles	Proximity to OHE. <div></div>	Relocate flagpole away from OHE.	1	END	S
Site Drainage					
Ponding	Plugged culvert. <div></div>	Clean out culvert, install rip rap forebay at inlet side. <div></div>	1	END	I
Catch Basins	None	No Action Required	-	-	-
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	Wood sign at front.	No Action Needed	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Unknown	No Action Required	3	ESL	-
Foundations / Drainage	Relatively flat site; stone foundation has some holes that should be patched.	Patch stone foundation holes.	3	ESL	I
First Floor Construction	First floor structure not accessed; Based on renovation drawings circa 1990 wood framing.	No Action Required	3	ESL	-
Roof Construction	Roof structured not accessed; based on drawings rafter framing. High low roof condition likely does not meet current code for snow loading.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S
Exterior Wall Construction	Mix of vinyl siding and wood clapboards; some holes and loose vinyl siding	Repair vinyl siding	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Lateral Load Resistance	Exterior wood sheathing acting as shear walls	No Action Required	3	ESL	-
Fire Resistance	Wood frame structure, historic in nature. (Structural review excluded sprinkler systems)	No Action Required	3	ESL	-
Expansion Joints	No expansion joints.	No Action Required	-	-	-
Interior Partitions	Limited interior partitions; plaster or gypsum on wood stud.	No Action Required	-	-	-

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Vinyl siding, white, in fair condition. Large areas of siding that need to be replaced due to damage from playground equipment. Small area of painted wood siding in poor condition located on gable end wall above bathroom roof).	Due to buildings close proximity to playground and playground equipment, we recommend replacing all vinyl siding with a more resilient exterior finish material. Replace vinyl siding with resilient fiber cement siding panels complete.	2	ESL	S
		Remove wood siding and replace with vinyl siding in the short term. Replace complete with fiber cement siding panels, with the rest of the school, in the long term.	0	OB	I
		Recommend pressure washing vinyl siding as part of standard maintenance practice	2	ESL	S
Spalling, Staining, Efflorescence	None	No Action Required	–	–	–
Weeps	None	No Action Required	–	–	–
Windows					
Frame Materials	Painted wood frame in poor condition. Majority of windows have large areas of failing paint (chipped / peeling) and glazing compound is cracked and chipping away in most windows.	Recommend removing all windows complete and replacing them with fiberglass double hung windows. Each window to have insect screens and insulated glazing with a low-E coating.	2	OB	S
Glazing Type and Color	Single pane, non-insulated	Provide clear, insulated glazing with Low-E coating in new windows as described above.	2	OB	S
Operable Sash Type and Sash Hardware	Double hung	No Action Required	–	–	–
Storm Windows and Insect Screens	Aluminum framed storm window systems have been installed over the wood framed windows. In fair condition.	Remove existing and replace as part of the fiberglass window replacement described above.	2	OB	S
	Insect screens on some windows, in fair condition.	Remove existing and replace as part of the fiberglass window replacement described above.	2	OB	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sills	Aluminum sills in good condition	No Action Required	3	ESL	N/A
Lintels	None	No Action Required	–	–	–
Window Treatment (Shades or Blinds)	A mix of roller / pull down shades and curtains in varying age and condition	Recommend replacing with roller/pull down shades of consistent finish and condition	2	ESL	S
Exterior Doors					
Frame Materials	A mix of painted wood doors and painted metal doors, both with wood frames. Wood doors and frames are in poor condition	Recommend replacing all doors and frames with thermally broken aluminum framed doors with painted aluminum doors. Front door to be half glass configuration with insulated, clear glazing. Both doors to have ADA / code compliant hardware, aluminum, with crash bar egress devices.	0	OB	I
Glazing Type and Color	Non-insulated single pane windows in the wooden door	Provide clear, insulated glazing with Low-E coating in new doors as described above.	0	OB	I
Door Widths and Clearances	Front door is compliant. Rear door width is good, threshold and swing clearance do not meet ADA requirements.	Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold	0	OB	I
(Refer to Building Interior - Main Entrance for add'l info)					
Fascia, Trim, Soffits & Overhangs					
Materials	Painted wood fascia boards with painted woof soffit trim at gable ends. Metal fascia along roof eave with vinyl soffit trim. Wood on fascia is in good condition but paint throughout. Metal fascia is in good condition but vinyl soffit trim is falling off the roof in many areas.	Recommend stripping and repainting all wood fascia and soffit trim at gable ends complete.	1	END	I
		Recommending replacing vinyl soffit trim with PVC trim boards and soffit vents.	2	ESL	S
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	None (not visible from exterior)	No Action Required	–	–	–
Building Joint Sealant	None	No Action Required	–	–	–
Flashing					
Material	EPDM flashing at low shed roof to wall at gable end of main roof, in good condition	No Action Required	3	ESL	N/A
Condition of joints	None	No Action Required	–	–	–
Roof Assembly & Flashing					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Flat or Sloped Geometry	<u>Main roof</u> - 6:12 pitch (gable ends) asphalt shingles in good condition <u>Roof over office addition</u> - 5:12 pitch (gable ends) asphalt shingles in good condition <u>Roof over bathroom addition</u> - 3:12 pitch (shed roof) black EPDM in good condition <u>Roof over main entrance</u> - 2:12 pitch (shed roof) sheet metal over plywood deck in poor condition	Remove small main entrance roof complete. Re-build with more robust exterior grade lumber and asphalt shingles. Roof to be a small gable end to move water away from people entering or exiting the building.	1	END	I
Material, Type, Color	A mix of asphalt shingles and black EPDM, all in good condition	No Action Required	3	ESL	N/A
Age	2010 (6 years)	No Action Required	–	–	–
Roof Edges and Copings	Metal roof edging (drip edge) with unsealed laps, all in good condition	No Action Required	3	N	N/A
Roof Drains (Covers)	None	No Action Required	–	–	–
Condition of Flashings & Transitions	EPDM flashing at low shed roof to wall at gable end of main roof, in good condition	No Action Required	3	ESL	N/A
Walkway Pads	None	No Action Required	–	–	–
Skylights	NONE				
Gutters and Downspouts	NONE				
Exterior Stairs and Ladders					
Locations and Materials	<u>Front Entrance</u> : Pressure treated wood stair, landing, and railings all in fair condition. No handrails at front entrance. <u>Rear Entrance</u> : Pressure treated wood ramp, landing, and railings all in fair condition. ADA compliant painted metal handrail at ramp, in poor condition.	Recommend coating pressure treated lumber with an exterior, all weather sealant to further prolong the life expectancy of the wood.	2	ESL	S
Locations and Materials		Recommend pressure washing exterior stairs and ramps as part of standard maintenance practice	2	ESL	S
Locations and Materials		Recommend proving an ADA/code compliant, painted metal handrail at front entry stairs.	0	OB	I
Locations and Materials		Recommend sanding and repainting entire rail at rear entry ramp.	2	END	S
Areaways	NONE				
Decorative Items or Features	NONE				
Other Observations					
Pests (Wasps, Bees, Bird Nests)					

BUILDING INTERIOR

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Main Entrance					
Floor & Base Finish Materials	Broadloom carpet in good condition	No Action Required	3	ESL	N/A
Entrance Mats	None, a more aggressive broadloom carpet is installed at the front entrance, in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	Painted GYP walls in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	S
Video/Intercom to Main Office	None	No Action Required	–	–	–
Door Configuration (Vestibule?)	Vestibule entrance sequence, not a secured entrance due to lack of buzz-in/ video / intercom entry devices or equivalent.	Provide buzz-in/ video / intercom entry devices for a secured entry sequence between exterior door and student occupied areas.	0	OB	I
Door Access Control (FOB / Prox Card)	None	No Action Required	–	–	–
Door Hardware	Non-ADA, dated door hardware in poor condition	Door hardware is to be replaced when new exterior main entrance door is installed	0	OB	I
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby	NONE				
Corridors	NONE				
Interior Signage	NONE				
Stairs and Exits	NONE				
Elevators and Lifts	NONE				
Kindergarten Classrooms	NONE				
Kindergarten Toilet Rooms	NONE				
General Purpose Classrooms					
Floor & Base Finish Materials	A mix of VCT and broadloom carpet in good condition	Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor.	1	END	I
		Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Wall Finish Materials	Painted GYP walls in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	S
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	A mix of tack boards, white boards, and chalkboard paint on one wall. Whiteboard is leaning on wall and not secured to wall surface	Recommend securing whiteboard to wall	0	OB	I
Sinks (ADA compliance)	Counter mounted sink (Non-ADA)	Provide new plastic laminate casework and sink to meet ADA requirements	0	OB	I
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal exterior door, flush, in good condition	No Action Required	3	ESL	N/A
Door Hardware	Aluminum, ADA compliant hardware. No crash bar at exterior door	Provide emergency egress crash bar at exterior door	0	OB	I
Door Widths and Clearances	Exterior door to ramp: Door width is good, threshold and swing clearance do not meet ADA requirements.	Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold	0	OB	I
Science Classrooms	NONE				
Science Prep Rooms	NONE				
Family & Consumer Science (Home Ec.)	NONE				
Art Classrooms	NONE				
Technology Classrooms	NONE				
Special Education Classrooms	NONE				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Performing Arts - Auditorium	NONE				
Performing Arts - Stage	NONE				
Performing Arts - Music Rooms	NONE				
Library / Media Center					
Floor & Base Finish Materials	Broadloom carpet in fair condition	Recommend replacing with carpet tile	3	ESL	S
Wall Finish Materials	Painted GYP walls in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	S
Stacks	None	No Action Required	–	–	–
Carrels	None	No Action Required	–	–	–
Shelves	Wood wall mounted shelves in good condition	No Action Required	3	ESL	N/A
Circulation Desk	None	No Action Required	–	–	–
Visual Display Surfaces	None	No Action Required	–	–	–
Sinks (ADA compliance)	None	No Action Required	–	–	–
Workroom / Staff Areas	None	No Action Required	–	–	–
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	No door, library is open to main education space	No Action Required	–	–	–
Door Hardware	None	No Action Required	–	–	–
Door Widths and Clearances	None	No Action Required	–	–	–
Gymnasium	NONE				
Natorium	NONE				
Weight Room / Fitness Room	NONE				
Locker Rooms	NONE				
Locker Area Toilet Rooms	NONE				
Cafeteria	NONE				
Kitchen and Servery	NONE				
Teacher Workroom and Staff Areas	NONE				
Nurse and Health	NONE				
Administration Office Area					

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Floor & Base Finish Materials	Broadloom carpet in good condition	Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice	3	ESL	L
Wall Finish Materials	Painted GYP walls in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	S
Casework	Wood casework in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tackboard in good condition	No Action Required	3	ESL	N/A
Reception / Waiting (location, no. of seats)	None	No Action Required	–	–	–
Conference Room	None	No Action Required	–	–	–
Workstations (FF&E)	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	None, door is taken off hinges and office is open to education space	Remove hinges from door frame	0	OB	I
Door Hardware	None	No Action Required	–	–	–
Door Widths and Clearances	None	No Action Required	–	–	–
Toilet Rooms					
Floor & Base Finish Materials	VCT in poor condition	See below for recommended action	1	END	I
Wall Finish Materials	Painted GYP walls in good condition	See below for recommended action	3	ESL	L
Ceiling Finish Materials	2x4 ACT in poor condition	See below for recommended action	1	END	I
Toilet Partitions	None	See below for recommended action	–	–	–
Plumbing Fixtures	Floor mounted water closet in fair condition	See below for recommended action	2	ESL	S
Mirrors	None	See below for recommended action	–	–	–
Accessories	Toilet paper dispenser in non-ADA location. All other typical accessories are missing	See below for recommended action	0	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-ADA compliant bathroom. No maneuvering clearances, no fixture clearances, no grab bars, and non compliant heights of accessories.	See below for recommended action	0	OB	I
Door Material (Including Frame & Glazing)	Painted wood door with non-ADA compliant hardware	See below for recommended action	2	ESL	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	See below for recommended action	0	OB	I
Door Widths and Clearances	Non-ADA compliant approach clearances.	See below for recommended action			

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Other observations	One of the two bathrooms is not used as a restroom at all, instead its used for storage. The other restroom is in poor condition and is not ADA compliant.	Recommend renovating the two existing bathrooms to provide (1) fully ADA compliant, unisex restroom and (1) storage area. Both spaces to have new finishes complete.	0	OB	I
Mechanical and Service Spaces					
Floor & Base Finish Materials	VCT in poor condition with resilient wall base	Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor.	1	END	I
Wall Finish Materials	Painted GYP walls in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	S
Sinks	None	No Action Required	–	–	–
Tool and Supply Storage	Small utility room is cluttered with a variety of boxes, tools, cleaners, supplies, equipment, and mechanical devices.	Organize stored items to reduce clutter and allow for the space to function properly as a utility room.	1	OB	I
Equipment Housekeeping Pads					
Door Material (Including Frame & Glazing)	Wood veneer door in painted frame. Door and frame are in good condition	No Action Required	3	ESL	N/A
Door Hardware	Door has non-compliant hardware (door knob); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	Approach clearance is compromised due to clutter in the utility room	Remove all clutter around door in order to provide the required clear area in front of door to meet ADA requirements.	0	OB	I
Other Spaces					
FOOD SERVICE					
General	Students go home for lunch, no food service provided at the school.	No Action Required	-	-	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
FIRE PROTECTION					
Fire Service	NA	Install NFPA 13 automatic sprinkler system			S
Type of Sprinkler System					
Cross Connection Prevention					
Sprinklers					
Special Systems					
Fire Department Connection					
Misc. Fire Protection	NA				
Ansul Hood	NA				
PLUMBING					
Water Service	Well System	No Action Required			
Cold Water System	Well hydropneumatic tank with cartridge filters	No Action Required			
Hot Water System	20 gallon (?) electric water heater	Replace in kind	3	END	S
Sanitary Waste and Vent System	Septic Leachfield?	No Action Required			
Storm Drain System	NA				
Distribution piping HW CW					
Plumbing Fixtures	20 years + vintage	Upgrade with new fixtures (Tank toilet-Lav-kitchennette sink)	2	END	S
Drinking Fountains / Water Coolers	No...Water station	No Action Required			
Natural Gas	NA				
Kitchen Gas Service & Shut-Offs	NA				
Natatorium Systems	NA				
MECHANICAL					
Fuel Type / Service (Gas/Oil)	#2 Fuel Oil 275 gallon Outdoor Above Ground	Tank Safety Inspection & year installed	3		I
Heating Plant	None--floor mounted Laser 730 fuel fired vented heater rated 87% efficiency.	Replace with condensing LP gas furnace (50MBH).	3	ESL	S
Air Conditioning (Yes/No/Limited)	No				
Cooling Plant	No				
Air Handling Unit Systems	No--no means of providing ventilation air (OA)	Install small Heat Recovery Ventilator (200 cfm) with electric duct coil to exhaust the toilet room, kitchennette, etc. and provide fresh air to all occupied spaces.		OB	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pumps	No				
Terminal Unit Systems	Existing electric baseboard abandoned.	Remove if verified abandoned	0	OB	I
Exhaust Systems	None witnessed by photos				
Piping System	No				
Automatic Temperature Controls	No--integral to heating unit--existing T stats abandoned in place	When new HVAC equipment is installed provide mfg. supplied controls as stand alone. DDC Standalone controller (5 points)	1	OB	S
Natatorium Systems	NA				
ELECTRICAL					
Service	Overhead single-phase. The service entrance cable and main circuit breaker are 200-amp rated, but meter enclosure appears to be rated only 100 amps. Routing of of service entrance cable to line side of meter enclosure permits water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure	Update service to provide 200-amp rated meter enclosure. Replace service entrance cables and route such that weatherhead can be mounted vertically.	1	END	S
Wiring	Type SE service entrance cable		2	END	
Equipment	Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage	Replace load center with modern panelboard.	2	END	S
Rating	200 amps, 240/120 volts single-phase, 3-wire				
Distribution System					
Panels	A small shed located behind the building has a very old fuse box. The wiring in the shed appears to be disconnected and no longer in use.				
Motor Controls					
Wiring					
Branch Circuits	Based on what can be seen from a visual inspection, branch-circuit wiring appears to be mostly type NM non-metallic sheathed cable (romex). Building wire in conduit and surface metal raceway has been installed in some areas where outlets have been added. Extension cords are in use in some areas due to a lack of appropriately located receptacles. It was noted that in some areas extension cords are located too close to electric baseboard heaters.	Add receptacles to eliminate the need for extension cords. Keep electrical cords at least six inches away from electric baseboard heaters to avoid damage to the cords.	2	ESL	I
Site Lighting (type & material)	None				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Building Lighting	Incandesent luminaires at building entrances, and one two lamp medium based utility lamp holder	Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.	1	END	I
Interior Lighting	Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.	Update lighting to LED with high performance optics as part of any planned facility renovations.	1	OB	I
Classrooms					
Offices					
Corridors					
Toilets					
Mech/Storage					
Assembly					
Gym					
Emergency Power	The school is equipped with an electrical inlet mounted to the building exterior and a Reliance 240/120 volt, 10-position manual transfer device to facilitate connecting a portable generator to operate the water system and selected lighting and receptacles.		3	ESL	
Life Safety					
Fire Alarm	The fire alarm control panel is an ESL 1500 series conventional zoned control panel. It was noted that the backup batteries are not connected. Smoke detectors are located in all rooms. Manual pull stations are located at exits, but are located higher than permitted by ADA. Occupant notification doe not comply with ADA.	Update to fully addressable ADA compliant fire alarm system	1	OB	I
Emergency Lighting	An emergency battery unit with integral incandescent heads is located in the classroom. Incandescent internally-illuminated exit signs are located appropriately to mark exits, but the units are obsolete and one is not currently working. It is not clear whether or not the exits signs have a backup power source. There is No outdoor emergency lighting.	Provide outdoor emergency lighting as part of any planned renovations to the facility. Replace existing exit signs with LED units that include integral battery backup.	1	OB	I
Lightning Protection	N/A				
Intercom/Paging System	N/A				
Phone System (& Service)	Telephone service is overhead to utility network interfaces. Telephone handsets are consumer-grade non-system style.	Provide VOIP phones	1	OB	S
Clock System	N/A				
Cable (& Service)	N/A				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Data System (& Service)	Service is overhead via telephone lines. The school is not connected to a fiber-optic wide area network.				
WIFI					
Technology / AV Systems (Classrooms)					



SECURITY					
Secure Entry Vestibule	Vestibule entrance sequence, not a secured entrance due to lack of buzz-in/ video / intercom entry devices or equivalent.	Provide buzz-in/ video / intercom entry devices for a secured entry sequence between exterior door and student occupied areas.	0	OB	I
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure					
Sightlines between Main Entry and Main Office	Strong, office is directly adjacent to main entry and has a clear view to the vestibule	Provide buzz-in/ video / intercom entry devices for a secured entry sequence	0	OB	I
Intrusion Alarm System	None				
Security Camera System	None				
Web-based? (Police Access?)	None				
Exterior Coverage (Playgrounds, Site)	None				
Entrances	None				
Exterior Emergency Doors	None				
Interior (Corridors, Common Areas)	None				
Digital Video Recording (DVR) System	None				
Door Access Control	None				
Exterior Door Monitoring	None				
Procedures	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Evacuation	Procedure is current and routinely practiced	No Action Required	–	–	–
Lockdown	Procedure is current and routinely practiced	No Action Required	–	–	–
Lockout	Procedure is current and routinely practiced	No Action Required	–	–	–
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
GENERAL BUILDING DATA					
Address:	195 North St, Portland, ME 04101				
Grade Levels:	K-5				
Number of Students:	over 400				
Number of Faculty and Staff:	54?				
Original Construction Date:	2006				
Date of Addition(s):	None				
Building Age:	10 Years				
Building Footprint (SF):	50,000 SF				
Number of Stories:	2				
Building Area (GSF):	75,000 GSF				
Total Site Area (Acres):	6.2633				
Zoning Designation:	R3 Residential				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Observed parent meeting child on playground.	Restrict playground access from the public.	2	ESL	I
Parking					
General Layout Description	Observed parking in non-parking areas. 	Parking enforcement needed. 	2	ESL	I
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A
Curbing Materials & Wheel Stops	Granite - sloped	No Action Required	3	ESL	N/A








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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Number of Spaces (Regular & ADA)	4 ADA on street, possibly 1 in staff lot (not painted). Faculty lot full, observed parking along fire lane. 	Additional ADA space required. ADA spaces to be painted. Additional parking required.	0	OS	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good - White	No Action Required	3	ESL	N/A
Accessible Parking Signage	Yes - at street. None at faculty lot.	Install ADA parking signs at staff lot.	0	OS	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Bus drop off in front loop.	No Action Required	3	ESL	N/A
Car & Bus Separations	Good	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Good.	No Action Required	3	ESL	N/A


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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Walkway Materials	Brick, Concrete, Bituminous, Gravel	Brick to be adjusted where heaved from frost. Loam and seed around visible edging (brick) and where large drop (bit.).	2	ESL	S
					
					
Curb Cuts & Detectable Warning Strips	Curb cut with panels at front entrance in bus loop.	Brick panels to be replaced.	1	END	I
					
Pedestrian Ramp Location & Materials	At grade doors. Ramp at loading dock in good condition.	No Action Needed.	3	ESL	N/A
					
DOT School Zone Markings/Signage at Street	Good	No Action Needed.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Fire Department Access					
Locations	Full access around building via Streets and fire lane.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	Full - Gated	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A
Loading Dock or Leveler	Concrete, no leveler	No Action Required	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 8 yd solid, no front screen	No Action Required	3	ESL	N/A
Fencing					
Locations & Materials	Chain link, some damage 	Repair damaged sections	2	ESL	I
Site Topography					
Characteristics	Rolling	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good.	No Action Required	3	ESL	N/A
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good.	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	No benches.	No Action Required	3	ESL	N/A
Bicycle Racks	2 at front - Good	No Action Required	3	ESL	N/A
Flagpoles	1 - Good	No Action Required	3	ESL	N/A
Site Drainage					
Ponding	None	No Action Required	-	-	-

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Catch Basins	Good	No Action Required	3	ESL	N/A
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Other Observations	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	On building	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Per original construction drawings (2004) - Classroom = 40 psf* - First floor corridor = 100 psf* - Second floor corridor = 80 psf* - Gymnasium = 100 psf - Library floor = 150 psf* - Mechanical areas = 80 psf *also checked for 1,000lbs over a 2.5ft.x2.5ft. area.	none	3	ESL	N/A
Foundations / Drainage	Per original drawings: cast-in-place concrete isolated and strip footings. Observations limited to top of concrete stem walls. Good condition.	none	3	ESL	N/A
First Floor Construction	Per original drawings: 4 in thick concrete slab on grade, reinforced with #3@18. Limited observation as the slab is covered in most locations with finishes (concrete visible in the mechanical space and music rooms). Cracks observed in the concrete slab at the music room and through the finishes at the main entry, and at the end of main corridor to the cafeteria. (see note below)	Monitor slab for additional cracking. (4 locations)	2	ESL	I
Second Floor Construction	Per original drawings: 3½ in. thick slab on 1 in. deep, 24 GA form deck with WWR. Slabs bears on steel bar joists that span to steel beams and steel columns. Generally in good conditions.	none	3	ESL	N/A
Roof Construction	Per original drawings: 1½ in. metal deck bearing on steel bar joists that span to steel beams and steel columns. Roof toward the front are green (low heights) Generally in good conditions.	none	3	ESL	N/A
Exterior Wall Construction	4 in. CMU low with metal panels above both with light gage backup walls. Generally in good condition. (localized issues noted below)	None	3	ESL	N/A

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Exterior Wall Construction	A. Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.	Evaluate capacity of block, provide adequate bearing.	1	OB	I
Exterior Wall Construction	B. Noted a crack in the interior finish of the exterior cafeteria wall.	Repair crack in finishes and monitor if other cracks develop further.	2	ESL	S
Lateral Load Resistance	Per original drawings: steel concentric Brace frames. (not observed)	None	3	ESL	N/A
Fire Resistance	No fire proofing observed. The building is sprinkled.	N/A			
Expansion Joints	One expansion joint noted just east of the main entry. 1 in. wide joint in the interior finishes. Steel framing has a double row of beams, 1ft apart (noted in the original drawings).	N/A	3	ESL	N/A
Interior Partitions	Light gage metal studs and CMU shafts at the stairs. Generally in good condition.	N/A	3	ESL	N/A
Additional Observations	Chimney: there is a CMU chimney on the high roof. The chimney is approximately 4.5ftx4.5ftx11ft tall. The chimney has effervescence, cracks through the blocks and pieces of the cornice falling. The ramp at the loading dock has some spalls at the corner, some crack visible around the post based. Further the railing and nearby bollard had sign of rusting.	Repair the chimney Patch cracks . Paint railing/bollard with protective coating.	2 2 2	ESL ESL ESL	S S S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Colored CMU, metal panel. Some very isolated areas where masonry CMU is compromised. Cracking through mortar, blocks that are ready to fall out.	Metal panel is in good condition, no action req'd. Replace areas where CMU is compromised (near cafeteria entrance).	1	END	I
Spalling, Staining, Efflorescence	CMU showing large sections of efflorescence and staining.	Power wash areas of staining, investigate long term solution to staining of panel above.	2	ESL	S
Spalling, Staining, Efflorescence	CMU showing large sections of staining.	Recommend further investigation into the cause of the staining (possible deterioration of metal panel finish from above?)	2	ESL	L
Weeps	Yes	No Action Required.	3	ESL	N/A
Windows					
Frame Materials	Thermally broken aluminum storefront frames. Thermally broken aluminum window units. All in good condition.	No Action Required.	3	ESL	N/A
Glazing Type and Color	Clear, insulated glass.	No Action Required.	3	ESL	N/A
Operable Sash Type and Sash Hardware	Awning, outward swinging.	No Action Required.	-	-	-
Storm Windows and Insect Screens	Insect screens in good condition.	No Action Required.	3	ESL	N/A
Sills	CMU block sills. All sills are stained. Likely, finish of metal panel window is staining block below. Sills are properly flashed, and flashing in good condition. High windows have aluminum sill integral to aluminum window system. In good condition.	Light power wash all CMU sills, investigate long term solution to staining of aluminum window frame above.	2	ESL	L
Lintels	Lintels appear to be in good condition, properly flashed, flashing in good condition.	No Action Required.	3	ESL	N/A
Window Treatment (Shades or Blinds)	Roller Blinds, classrooms and office have foldable light shelf.	No Action Required.	3	ESL	N/A
Exterior Doors - Main Entrance					
Frame Materials	Aluminum exterior storefront entry systems with clear insulated glass, in good condition.	No Action Required.	3	ESL	N/A
Glazing Type and Color	Clear, insulated.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Aluminum exterior storefront system. In good condition. HM service doors, paint is faded and chipping.	Refinish and repaint all exterior HM doors and frames.	2	ESL	L
Lintels	Lintels appear to be in good condition, properly flashed. Flashing in good condition.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Door Hardware	Aluminum, code compliant push pull hardware with crash bars.	No Action Required.	3	ESL	N/A
Overhead or Coiling Doors	None	No Action Required.	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Fascia and trim are aluminum, in good condition. Soffits are aluminum metal panel, in good condition.	No Action Required.	3	ESL	N/A
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Window and door sealants are currently in good condition.	No immediate action required, however the next 10 years will likely see the failure of these sealants.	3	ESL	S
Building Joint Sealant	Building sealant is currently in good condition.	No immediate action required, however the next 10 years will likely see the failure of these sealants.	3	ESL	S
Flashing					
Material	Painted aluminum, in good condition.	No Action Required.	3	ESL	N/A
Condition of joints	Flashing in good condition.	No Action Required.	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Sloped deck with tapered insulation	No Action Required.	3	ESL	N/A
Material, Type, Color	Black EPDM, in good condition.	No Action Required.	3	ESL	N/A
Age	10 years (2006)	No Action Required.	-	-	-
Roof Edges and Copings	Varies between 1' parapet wall and no parapet. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece, all in good condition.	No Action Required.	3	ESL	N/A

EAST END COMMUNITY ELEMENTARY SCHOOL
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LEGEND					
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Drains (Covers)	Steel roof drain covers. Generally clean and well-maintained. Covers in the green roof portion need special attention to prevent soil from going down drain.	Continue maintenance. Recommend clearing covers in green roof portion of building.	2	ESL	S
Condition of Flashings & Transitions	Flashings and transitions in good condition	No Action Required.	3	ESL	N/A
Walkway Pads	Installed to and around all roof mechanical equipment	No Action Required.	3	ESL	N/A
Skylights					
Type (unit or glazed)	Unit, dome. Glazed, barrel vault. Both in good condition.	No Action Required.	3	ESL	N/A
Glazing Type	Polycarbonate	No Action Required.	3	ESL	N/A
Curbs	Well-sealed and provided around all skylights, hatches, and other roof penetrations	No Action Required.	3	ESL	N/A
Gutters and Downspouts					
Locations and Materials	None	No Action Required.	-	-	-
Splash Block or Tied to Storm Drainage	None	No Action Required.	-	-	-
Exterior Stairs and Ladders					
Locations and Materials	Concrete ramp at loading dock - isolated areas of cracking, spalling especially around railing posts	Patch and repair cracks and around railing posts.	2	ESL	S
	Roof ladders - provide access to all roof areas, in good condition.	No Action Required.	3	ESL	N/A
Areaways					
	None	No Action Required.	-	-	-
Decorative Items or Features					
Types and Locations	None	No Action Required.	-	-	-
Other Observations					
CMU Block chimney	CMU block veneer chimney. Efflorescence occurring on all sides, possibly due to lack of masonry weeps at bottom. Concrete cap is spalling and failing.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Add masonry weeps at bottom of chimney. Rebuild and reflash concrete cap at top of chimney.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Site walls/storage	CMU block veneer site wall at building rear - block is breaking in areas. Aluminum coping capping wall is damaged. Wall showing efflorescence and staining all around. Wood shed inside site wall showing signs of deterioration.	While not an immediate concern, consider demolishing site wall and wood shed, replace with more permanent outdoor storage shed.	2	ESL	L
Foundation insulation	5' section of foundation insulation showing near loading dock behind gym storage.	Recommend protecting insulation board, covering with earth.	2	ESL	S
Green roof	In good condition.	No action required. Continue to maintain.	3	ESL	N/A
Roof Solar Panels	In good condition.	No action required.	3	ESL	N/A

BUILDING INTERIOR					
General Notes					
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB in entire school.	2	END	S

BUILDING INTERIOR					
Main Entrance					
Floor & Base Finish Materials	Terrazzo tile floor, rubber base. In good condition.	No Action Required	3	ESL	N/A
Entrance Mats	Recessed walk off mats in vestibule, loose carpets in main lobby.	Continue regular maintenance of carpets and walk-off mats.	3	ESL	N/A
Wall Finish Materials	CMU block. In good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT tile. In good condition.	No Action Required.	3	ESL	N/A
Video/Intercom to Main Office	Yes, intercom system. Admin suite has direct visual connection to vestibule.	No Action Required.	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule, secured entrance.	No Action Required.	3	ESL	N/A
Door Access Control (FOB / Prox Card)	None	No Action Required.	3	ESL	N/A
Door Hardware	Compliant, aluminum push/pull hardware, panic bars.	No Action Required.	3	ESL	N/A
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	Terrazzo tile floor, rubber base. Some isolated cracking from building settlement or slab shrinkage. Otherwise in good condition.	Continue maintenance of cracked tile. Short term fix, continue to fill in areas of cracking with mortar. Long term fix, remove cracked tiles to inspect subsurface slab conditions, repair, and then replace tile.	2	ESL	S-L
Wall Finish Materials	CMU block, in good condition. GWB in high traffic areas need new coat of paint.	Recommend re-painting as part of standard maintenance practice.	3	ESL	L

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	2x2 ACT tile. In good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, plaques, framed documents.	No Action Required.	3	ESL	N/A
Display Cases	Recessed glass display cases trimmed in wood, in good condition.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	-	-	-
Corridors					
Floor & Base Finish Materials	First Floor - VCT flooring. In good condition. Rubber base, in good condition. Second floor - VCT flooring. In good condition. No rubber base.	Provide rubber wall base for second floor corridors. CMU block wall has black scuff marks up to 4" from floor (floor polishing).	2	ESL	L
Wall Finish Materials	CMU up to 3', upper floor CMU walls are scuffed 6" up from floor level. GWB above CMU, paint is peeling away and walls dented, scuffed. Paint on wood trim topping CMU is peeling, wearing away.	Clean CMU walls close to floor. Repaint all GWB. Repaint all wood cap trim in corridors	2	ESL	S
Ceiling Finish Materials	2x2 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Lockers	Yes, double tier. Accessible. In good condition.	No Action Required.	3	ESL	N/A
Transoms and Borrowed Lights	Transoms along corridor adjacent to Library.	No Action Required.	3	ESL	N/A
Apparent Rated Corridor Construction	Rated, between 1 and 1-1/2 hour.	No Action Required.	-	-	-
Doors opening into Corridors (rating, closers, hold opens, swing, widths)	Doors are plastic laminate on particle wood core. Most doors on closers, typically not on hold opens. Swings and widths are all compliant.	No Action Required.	3	ESL	N/A
Doors within Corridors (rating, closers, hold opens, swing, widths)	Doors are plastic laminate on particle wood core. 1 to 1-1/2 hr ratings, typical. Doors have closers, are on hold opens. Swing and widths are all compliant.	No Action Required.	3	ESL	N/A
Wall Projecting Objects	Items on corridor walls typically recessed. Compliant.	No Action Required.	3	ESL	N/A
Drinking Fountains	Accessible hi/lo drinking fountain located in alcove on each floor.	No Action Required.	3	ESL	N/A
Interior Signage					
Materials	Plastic.	No Action Required.	3	ESL	N/A
At Code Required Locations?	Yes.	No Action Required.	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Accessibility Compliance	Yes, compliant in size, character proportion, height, raised, braille characters, and pictorial symbol sign requirements.	No Action Required.	-	-	-
Stairs and Exits					
Floor & Base Finish Materials	Rubber tread. Aluminum stair nosing. VCT at floor landings	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU, in good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT tile, in good condition.	No Action Required.	3	ESL	N/A
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser height are fully compliant.	No Action Required.	3	ESL	N/A
Guardrails (height, sphere)	Fully compliant.	No Action Required.	3	ESL	N/A
Handrails (height, extensions, profile)	Fully compliant. Main entry stair handrails, paint is chipping and wearing away.	Refinish and repaint main entry stair handrail.	2	ESL	S
Landing Clearances	Fully compliant.	No Action Required.	3	ESL	N/A
Minimum Headroom	Fully compliant.	No Action Required.	3	ESL	N/A
Presence of Storage Beneath Stairs	None.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, narrow lite w/ safety glazing. 1 to 1-1/2 hr rating.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles and panic bars, fully compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Elevators and Lifts					
Elevator Finish Materials	Stainless steel elevator, rubber tread flooring and metal base. Laminate walls, lined with protection fabric hung from cab ceiling. Polycarbonate plastic ceiling panels. In good condition.	No Action Required.	3	ESL	N/A
Cab Size (Gurney)	8'-6" x '6-0"	No Action Required.	-	-	-
Weight Capacity	4000 lbs.	No Action Required.	-	-	-
Number of Stops	2	No Action Required.	-	-	-
Chairlift (finish materials, platform size, clearances)	None.	No Action Required.	-	-	-
Kindergarten Classrooms					
Floor & Base Finish Materials	First Floor, 1 wing has carpet and VCT flooring with rubber base. All others have just VCT flooring with rubber base. Typically, VCT floors, carpeted floors, and rubber bases are in good condition.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Casework and Cubbies	Plastic laminate casework and cubbies. Generally, in good condition, isolated areas of chipping, delamination, and broken hardware.	Maintain and fix peeling laminate, fix hardware as part of general maintenance.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Sinks are counter mounted stainless steel with gooseneck faucets. They are at proper ADA height, and have proper knee clearance.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	Projectors on movable carts, wall-mounted pull down screens.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Light shelves (in most classrooms).	In good condition. Some are being used as storage shelf.	Recommend that teachers remove storage materials form light shelf.	3	ESL	N/A
Kindergarten Toilet Rooms					
Floor & Base Finish Materials	Tile floor, tile base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Tile up to 4', GWB above. Tile in good condition. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Plumbing Fixtures	Wall hung porcelain toilet fixture, wall mounted porcelain sink fixture. In good condition.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	ADA compliant accessories provided.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Maneuvering clearances, fixture clearances, and grab bars all provided and ADA compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, no glazing. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
General Purpose Classrooms					
Floor & Base Finish Materials	Same as Kindergarten Classrooms				
Wall Finish Materials					
Ceiling Finish Materials					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework					
Visual Display Surfaces					
Sinks (ADA compliance)					
AV and Interactive Systems					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Science Classrooms					
	None				
Science Prep Rooms					
	None				
Family & Consumer Science (Home Ec.)					
	None				
Art Classrooms					
Floor & Base Finish Materials	Exposed concrete floor. Long crack in floor at entry. Some concrete floor edges not covered by wall base, jagged edge exposed. Rubber base showing wear and tear.	Remove and replace rubber base.	2		
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Casework	Plastic laminate casework. Generally, in good condition, isolated areas of chipping, delamination, and broken hardware.	Maintain and fix peeling laminate, fix hardware as part of general maintenance.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Sinks are counter mounted stainless steel with gooseneck faucets. They are at proper ADA height, and have proper knee clearance.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	Projector on movable cart.	Recommend planning for a consistent technology approach for all classrooms.	-	-	-
Kilns	None	No Action Required.	-	-	-
Dark Room	None	No Action Required.	-	-	-
Pottery Wheels / Other	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Technology Classrooms					
	None				
Special Education Classrooms					
Floor & Base Finish Materials	Same as Kindergarten Classrooms				
Wall Finish Materials					
Ceiling Finish Materials					
Casework					
Visual Display Surfaces					
Sinks (ADA compliance)					
AV and Interactive Systems					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Performing Arts - Auditorium					
Floor & Base Finish Materials	See Cafeteria or Gymnasium				
Wall Finish Materials					
Ceiling Finish Materials					
Seating Area Layout (flat, sloped, aisles)					
Seating Type					
Acoustical Treatments					
Theatrical Lighting					
House Lighting					
AV Systems					
Assistive Listening					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Performing Arts - Stage					
Floor & Base Finish Materials	Plastic laminated composite panels. Panels showing wear and tear, delamination.	Refinishing, repaint.	2	END	L
Wall Finish Materials	Painted GWB. Large areas of paint peeling. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Acoustical Treatments	None	No Action Required.	-	-	-
Theatrical Lighting	Yes, track mounted theatrical lighting on both sides of stage (cafeteria and gymnasium side).	No Action Required.	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	No curtains - just folding partition walls at either stagefront. These appear to be in good condition. GWB proscenium on cafeteria side of stage. Repaint GWB.	Repaint GWB proscenium.	2	END	S
Rigging	None	No Action Required.	-	-	-
Stage Accessibility	ADA compliant ramp. Railing paint is worn, chipping away.	Refinish, repaint ramp railing.	2	END	S
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Performing Arts - Music Rooms					
Floor & Base Finish Materials	Carpet floor, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Acoustical Treatments	Tectum panels on walls.	No Action Required.	3	ESL	N/A
Casework	Plastic laminate bookcases.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Projectors on movable carts, wall-mounted pull down screens.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Assistive Listening	None	No Action Required.	3	ESL	N/A
Practice Rooms	None	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Library / Media Center					

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	Carpet, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Stacks	Plastic laminate with metal shelves. In good condition.	No Action Required.	3	ESL	N/A
Carrels	Plastic laminate carrels. In good condition.	No Action Required.	3	ESL	N/A
Shelves	Plastic laminate with metal shelves. In good condition.	No Action Required.	3	ESL	N/A
Circulation Desk	Plastic laminate circulation desk. In good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	None	No Action Required.	-	-	-
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Workroom / Staff Areas	Connected staff room and office provided behind circulation desk. Same finishes, same condition.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	Recommend planning for a consistent technology approach for all classrooms.	-	-	-
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles and panic bars, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Maker space	Maker space adjacent and open to library. Includes computer workstations, (2) 3d printers, and plastic laminate shelves used for part storage. Same room finishes, condition of materials.	No Action Required.	3	ESL	N/A
Gymnasium					
Floor & Base Finish Materials	Wood floor, rubber vented cove base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU up to 7'-0", GWB above. GWB protected by wall protection boards, in good condition. Paint on CMU walls beginning to show wear, scuffs, chipping.	Repaint CMU walls.	2	END	S
Ceiling Finish Materials	Exposed metal deck, exposed joists.	No Action Required.	3	ESL	N/A
Wall Pads	Extending 15' along walls with basketball backboards (2).	No Action Required.	3	ESL	N/A

EAST END COMMUNITY ELEMENTARY SCHOOL
Detailed Existing Conditions Documentation

LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Acoustical Treatments	None	Consider installing hanging ceiling baffles between joists to help with sound absorption.	-	-	-
Drinking Fountains	Provided outside of gymnasium. Fully accessible.	No Action Required.	3	ESL	N/A
Backstops (quantity, mounting type, manual/motorized)	Two backstops, ceiling mounted, motorized. In good condition.	No Action Required.	3	ESL	N/A
Scoreboard and Time Clocks	1 scoreboard with timeclock.	No Action Required.	3	ESL	N/A
Bleachers	Three rows of plastic telescoping bleachers against one wall.	No Action Required.	3	ESL	N/A
Dividing Curtains	None	No Action Required.	-	-	-
Rock Climbing Wall	None	No Action Required.	-	-	-
Climbing Ropes	Three climbing ropes. In good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	None	No Action Required.	-	-	-
AV and Interactive Systems	(2) speakers above stage for performances.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles and panic bars, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Natorium					
	None				
Weight Room / Fitness Room					
	None				
Locker Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU. In good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Lockers (Material, Vented, ADA)	Plastic lockers. Vented and ADA accessible. In good condition.	No Action Required.	3	ESL	N/A
Shower Configuration (Gang, Stalls)	Stall configuration, 1 per locker room. Solid polymer plastic stalls. In good condition.	No Action Required.	3	ESL	N/A

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Level of Privacy	Private stalls, no changing stall in front of shower stalls	No Action Required.	3	ESL	N/A
Plumbing Fixtures	Wall mounted porcelain urinals, toilets. Sinks installed in laminate sink counter. All in good condition.	No Action Required.	3	ESL	N/A
Changing Area (Private or Open)	Open locker/changing area. Private bathroom/shower stalls.	No Action Required.	3	ESL	N/A
Level of Privacy					
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Shower fixtures, sinks, and toilet fixtures are all ADA accessible, including proper maneuvering clearances, grab bars, shower control heights, ect.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, no lite. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles and push plates, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Locker Area Toilet Rooms					
Floor & Base Finish Materials	See Locker Rooms				
Wall Finish Materials					
Ceiling Finish Materials					
Toilet Partitions					
Plumbing Fixtures					
Mirrors					
Accessories					
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Cafeteria					
Floor & Base Finish Materials	VCT floor, rubber base. VCT is in good condition, rubber base is showing signs of age, peeling, scuffed.	Replace rubber base.	2	END	S

EAST END COMMUNITY ELEMENTARY SCHOOL

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Drinking Fountains	None	No Action Required.	-	-	-
Acoustical Treatments	Tectum panels mounted on walls.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door in good condition, HM frame paint is chipping, peeling	Refinish and repaint HM frame	2	ESL	S
Door Hardware	Aluminum pull handles and panic bars, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Curtainwall	Aluminum curtain wall system. Wood still.	Refinish wood sill.	2	ESL	S
Stage Steps	Wood stage steps, 4 risers. Wood showing wear and tear.	Refinish wood stage steps.	2	ESL	S
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	Ceramic tile floor, tile base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Overhead or Counter Doors	Two overhead coiling doors, in condition.	No Action Required.	3	ESL	N/A
Serving Line Circulation Pattern	Single-file line along servery.	No Action Required.	-	-	-
Food Service Equipment	All equipment appears to be in good condition. Includes fume hoods with fire suppression system, 3 bay washbasin, handwashing station, and lockers.	No Action Required.	3	ESL	N/A
Washable or disposable plate ware, utensils, trays	Washable plate ware, utensils, trays.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core and HM. HM frame, 1/2 lite and no lite. Doors in good condition. There is 1 door and frame from the kitchen to the back hall where paint is chipping, wearing away.	Repaint 1 HM door and frame.	3	ESL	N/A

EAST END COMMUNITY ELEMENTARY SCHOOL
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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	VCT floor, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Casework	Plastic laminate casework. Generally, in good condition, isolated areas of chipping, delamination, and broken hardware.	Maintain and fix peeling laminate, fix hardware as part of general maintenance.	3	ESL	N/A
Visual Display Surfaces	Whiteboards, tackboards. In good condition.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Some workrooms have sinks, others don't. Sinks are ADA compliant, mounted in laminate counter. In good condition.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	-	-	-
Workstations (FF&E)	Plastic laminate desks. In good condition.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door and frame in good condition.	No Action Required	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Light shelves (in most teacher rooms).	In good condition. Some are being used as storage shelf.	Recommend that teachers remove storage materials form light shelf.	3	ESL	N/A
Nurse and Health					
Floor & Base Finish Materials	VCT floor, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Casework	Plastic laminate casework. Generally, in good condition, isolated areas of chipping, delamination, and broken hardware.	Maintain and fix peeling laminate, fix hardware as part of general maintenance.	3	ESL	N/A
Visual Display Surfaces	Whiteboards, tackboards. In good condition.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Sinks are counter mounted stainless steel with gooseneck faucets. They are at proper ADA height, and have proper knee clearance.	No Action Required.	3	ESL	N/A
Privacy Curtains (no. of rest areas)	There is 1 cot in the nurse suite - no privacy curtain.	Install privacy curtain.	3	ESL	N/A

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door and frame in good condition.	No Action Required	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Shower	Shower unit is fully ADA compliant. However room is being used for storage.	Remove storage items. Currently shower stall is not usable.	3	ESL	N/A
Dental Room	Room has sink, dental chair, and plastic laminate casework. All in good condition.	No Action Required.	3	ESL	N/A
Administration Office Area					
Floor & Base Finish Materials	VCT floor, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x2 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Casework	Plastic laminate casework. In good condition.	Maintain and fix peeling laminate, fix hardware as part of general maintenance.	3	ESL	N/A
Visual Display Surfaces	Whiteboards, tackboards. In good condition.	No Action Required.	3	ESL	N/A
Reception / Waiting (location, no. of seats)	Wood bench, could probably fit a maximum of 9 or 10	No Action Required.	3	ESL	N/A
Conference Room	Conference room includes (2) 3' x 6' plastic laminate tables with resilient edge banding. Whiteboard. Both good condition.	No Action Required.	3	ESL	N/A
Workstations (FF&E)	Plastic laminate desks. In good condition.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door and frame in good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Student Toilet Rooms (single-use)					
Floor & Base Finish Materials	Ceramic tile floor and base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Tile up to 4', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Toilet Partitions	None	No Action Required.	-	-	-
Plumbing Fixtures	Porcelain toilet and sink, both wall-mounted, in good condition.	No Action Required.	3	ESL	N/A
Mirrors	Wall-mounted.	No Action Required.	3	ESL	N/A

EAST END COMMUNITY ELEMENTARY SCHOOL

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Accessories	ADA compliant accessories provided.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Maneuvering clearances, fixture clearances, and grab bars all provided and ADA compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, no glazing. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Staff Toilets	See Student Toilet Rooms				
Floor & Base Finish Materials					
Wall Finish Materials					
Ceiling Finish Materials					
Toilet Partitions					
Plumbing Fixtures					
Mirrors					
Accessories					
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Mechanical and Service Spaces (Storage)					
Floor & Base Finish Materials	Exposed concrete floor, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Overall in good condition. Isolated areas of discoloration, cracked tile.	Replace isolated tiles as part of general maintenance.	3	ESL	N/A
Sinks	None	No Action Required.	-	-	-
Tool and Supply Storage	None	No Action Required.	-	-	-
Equipment Housekeeping Pads	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, no lite. Door and frame in good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Other Spaces					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

FIRE PROTECTION					
Fire Service	Municipal 6 to 4"		3	ESL	L
Type of Sprinkler System	NFPA 13 automatic wet system		3	ESL	L
Cross Connection Prevention	Yes	Maintenance-testing	3	ESL	L
Sprinklers	Uprights, pendants, semi recessed	Maintenance	3	ESL	L
Special Systems	NA				
Fire Department Connection	Yes 4" Storz				
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municipal 3"		3	ESL	L
Cold Water System	Backflow protection with irrigation booster pump	Maintenance	3	ESL	S
Hot Water System	(Summer) Bradford White gas fired condensing water heater installed 2013, 300 MBH. (Heating) Off boilers tankless coils	Maintenance	3	N	L
Sanitary Waste and Vent System	PVC				
Storm Drain System	PVC				
Plumbing Fixtures	Good operating condition flow conservative	Maintenance	3	ESL	S
Drinking Fountains / Water Coolers	Yes				
Natural Gas	Yes				
Kitchen Gas Service & Shut-Offs					
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Nat Gas/Oil(4,000 above grnd)	Maintenance	3	ESL	S
Heating Plant	(2) HB Smith 28HE dual fuel hydronic boilers (1800 MBH)	Maintenance	3	ESL	L
Air Conditioning (Yes/No/Limited)	Yes				
Cooling Plant	NA				
Air Handling Unit Systems	Yes: Packaged and split rooftop units with VAV	Maintenance	3	ESL	L
Pumps	Boiler blend pump, Boiler injection to heating loop pump, and main building loop pumps lead/lag (VFD)	Maintenance	3	ESL	S
Terminal Unit Systems	VAV w/ reheat, fintube, and CUHs/Uhs	Maintenance	3	ESL	L
Exhaust Systems	Kitchen hood, Janitor and toilet roof tops	Maintenance	3	ESL	S
Piping System	Black steel, copper, will insulated				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Automatic Temperature Controls	Complete DDC Electric	Upgrades via maintenance	3	ESL	S
Natatorium Systems	NA				

ELECTRICAL					
Service	Underground from padmount transformer				
Wiring	single conductors in underground conduit		3	ESL	
Equipment	Square D switchboard - fully utilized		3	ESL	
Rating	1200A 480/277V 3-phase, 4-wire				
Distribution System					
Panels	Square D Panelboards - reasonable number of spare circuits available	Panelboards will need to be replaced within 20 years	3	ESL	
Motor Controls					
Wiring	Single conductors in conduit		3	ESL	
Branch Circuits	MC cable and single conductors in conduit		3	ESL	
Site Lighting (type & material)	Metal Halide "shoe-box" pole lights	Update lighting to LED with full cutoff optics as metal halide units fail.	3	ESL	S
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail.	2	ESL/END	I
Interior Lighting					
Classrooms	T8 dimmable fluorescent pendant direct/indirect	Interior lighting fixtures will reach the end of their anticipated useful lives in approximately 10 years.	3	ESL	
Offices	T8 fluorescent parabolics		3	ESL	
Corridors	Compact fluorescent (CF) recessed & surface mount		3	ESL	
Toilets	T8 fluorescent lens troffers		3	ESL	
Mech/Storage	T8 fluorescent strips & wraparounds		3	ESL	
Assembly	lens troffers, CF pendants, incandescent		3	ESL	
Gym	T5 fluorescent high-bays		3	ESL	
Emergency Power	No emergency generator				N/A
Life Safety					
Fire Alarm	FCI addressable	The fire alarm system will reach the end of its anticipated useful life within 10 years.	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Emergency Lighting	Battery units/ halogen & LED DC heads	Replace existing battery units as they fail	2	END	S
Lightning Protection	N/A				
Intercom/Paging System	Dukane intercom	Provide paging and intercom integrated with VOIP phone system.	3	ESL	L
Phone System (& Service)	NEC analog phone system	Provide VOIP phones	3	ESL	L
Clock System	Sapling master clock system		3	ESL	
Cable (& Service)					
Data System (& Service)	Cat 6 Horizontal, fiber backbone		3	ESL	
WIFI	throughout		3	ESL	
Technology / AV Systems (Classrooms)	projectors on carts				

SECURITY					
Secure Entry Vestibule	Yes, vestibule is locked and secure, and Admin office has visual control of vestibule.	No Action Required.			
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms, and most other rooms have hardware which locks from the inside. Anyone in the room has the ability to lock the door.	No Action Required.			
Sightlines between Main Entry and Main Office	Yes, strong visual control of vestibule.	No Action Required.			
Intrusion Alarm System	DSC intrusion alarm with motion detectors	Intrusion detection system should be updated to a system that is integrated with the district-wide network system.	2	ESL	S
Security Camera System	Honeywell analog system	Provide digital cameras connected to district servers	1	END	I
Web-based? (Police Access?)	Analog				
Exterior Coverage (Playgrounds, Site)					

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Entrances	Main entrance has line-of-sight with intercom & electric control				
Exterior Emergency Doors					
Interior (Corridors, Common Areas)					
Digital Video Recording (DVR) System	Cameras are not connected to district server.				
Door Access Control	None.	No Action Required.			
Exterior Door Monitoring	Video intercom to playground entrance	No Action Required.			
Procedures	Emergency procedures are current and routinely practiced	No Action Required			
Evacuation	Procedure is current and routinely practiced	No Action Required			
Lockdown	Procedure is current and routinely practiced	No Action Required			
Lockout	Procedure is current and routinely practiced	No Action Required			
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors					


LONGFELLOW ELEMENTARY SCHOOL

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LEGEND					
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New		<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete		<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable	



			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA							
Address:		432 Stevens Ave, Portland, Maine 04103					
Grade Levels:		K thru 5					
Number of Students:		325					
Number of Faculty and Staff:							
Original Construction Date:		1952					
Date of Addition(s):		N/A					
Building Age:		64 Years					
Building Footprint (SF):		24,700 SF					
Number of Stories:		3					
Building Area (GSF):		61,600 GSF					
Total Site Area (Acres):		2.3434					
Zoning Designation:		R5 Residential					

SITE							
<u>Building Entrances</u>							
Connection to accessible route and accessibility		Concrete Sidewalks on Stevens		No Action Required	3	ESL	N/A
<u>Parking</u>							
General Layout Description		The faculty parking lot is accessible via Concord Street West with one-way circulation through the lot.		No Action Required	3	ESL	N/A
Paving Materials		Bituminous Pavement in Parking Lot in Poor condition		Recommend pavement overlay.	2	END	S
Curbing Materials & Wheel Stops		None Internal		Install wheel stops where parking is adjacent to ADA ramp.	0	OB	I
Number of Spaces (Regular & ADA)		6 ADA spaces, only 2 compliant, 1 space has a dumpster in it.		Relocate dumpster. Repaint to include parking aisle(s).	2	ESL	I
							
Size of Spaces		9' X 17'		No Action Required	3	ESL	N/A
Parking Striping Condition		Poor		Repaint parking lines	1	END	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Accessible Parking Signage	Only 1 sign	Install additional signage, 1 per ADA space.	1	END	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Parent and Bus drop off in front of School on Stevens	No Action Required	3	ESL	N/A
Car & Bus Separations	None	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Good	No Action Required	3	ESL	N/A
Traffic Markings & Traffic Signage	Good	No Action Required	3	ESL	N/A
Walkway Materials	Brick - Good	No Action Required	3	ESL	N/A
Curb Cuts & Detectable Warning Strips	Good	No Action Required	3	ESL	N/A
Pedestrian Ramp Location & Materials	Crosswalk/Speed Table at Stevens, concrete with comp. paver. Lip at base of Ramp. Food carts stored on ramp landing  	Repair pavement at sidewalk transition to reduce lip to 1/4" or less. Install additional storage space for food carts if needed.	2	ESL	I
DOT School Zone Markings/Signage at Street	No School Zone signage on Concord Street West.	Install School Zone sign.	0	OS	I
Fire Department Access					
Locations	Access along Stevens and Concord.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	1/2	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous - Poor	Recommend pavement overlay.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Loading Dock or Leveler	Dock - wood extension	No Action Required	3	ESL	N/A
					
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1-10yd solid, no screening 1-6yd recycle	Relocate out of ADA parking and install screening.	1	ESL	I
Fencing					
Locations & Materials	None	No Action Required	3	ESL	N/A
Site Topography					
Characteristics	Flat at front. 4:1 slope at rear	Slope stabilization needed.	2	ESL	S
Plantings, Trees and Shrubs					
Locations, Types and Densities	Common green compacted	Reestablish grass.	2	ESL	S
					
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	1 Big Belly Trash between schools, limited lighting	Install lighting at side and rear of building.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Bicycle Racks	2 - 1 at front, 1 at Deering side	No Action Required	3	ESL	N/A
Flagpoles	1 in front, concrete base - Good	No Action Required	3	ESL	N/A
Site Drainage					
Ponding	In parking lot at ADA	Adjust parking lot grade to direct runoff to catch basins.	2	ESL	S
Catch Basins	Only 1 observed - beehive grate next to Basketball court poses a tripping hazard	Replace catch basin cover at basketball court.	2	ESL	I
Bio-Retention Area	None	No Action Required	3	ESL	N/A
Irrigation System	None	No Action Required	3	ESL	N/A
Exterior Building Signage					
Location and Materials	Front, Granite	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Unknown (Analysis not performed as part of this evaluation)	No Action Required	-	-	-
Foundations / Drainage	Partial basement below the south third of the school: foundation not visible, walls are cast in place concrete. Tall crawl space below the northern two third of the school: sand floor, cast in place concrete foundation walls and cast in place interior concrete columns (18"x18" or 24"x24") on spread footings (visible below the north wing). Generally in good condition	No Action Required	3	ESL	N/A
First Floor Construction	Per original drawings: elevated concrete slabs, 6 to 6.5" thick. Slabs are two-way slabs in the north wing, one-way slabs to concrete beams in the south wing and two-way slabs with thickened slab in the center. In the south wing the ceiling is covered by a plater ceiling (not visible) but the rest of the slab is exposed from the crawl space below. Generally in good conditions.	No Action Required	3	ESL	N/A
Second Floor Construction	Central portion only. Per the original drawings: 2½in. concrete slab bearing on steel bar joists spanning to steel beams and columns at the corridor and to masonry at the exterior walls. The corridor is a 6 in. concrete slab spanning to steel beams. The construction is not visible covered by plaster ceiling.	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Roof Construction	Wing roofs: Not observed due to plastered ceiling. Per the original 1951 drawing and the 1994 reroofing drawings: <ul style="list-style-type: none">• west end of the wings: original construction of “Kaylo” roof deck supported on structural tee’s supported by steel joists. At the south wing the joists bear into the masonry. At the north wing (wider) there joists bear to masonry and to an internal line of steel beams and columns.• East end of the wings were re-built as part of the 1994 work with 1½ in. metal deck bearing on new steel joists. Specific concern listed below.	No Action Required	3	ESL	N/A
	A. Wing roofs do not appear to be design for drifting snow.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.	3	ESL	S
	B. Original Kaylo roof not accessible	Verify Conditions	2		S
	Central section roof: 1½in. metal roof bearing on steel joists spanning to brick wall and steel beams and columns. Additionally there are steel tie beams to tie the columns to each other and to the outer walls just above the ceiling. The 2000 roof repair drawings show removal of the existing decking and installation of new 1½in. metal roof deck with joist remained however the existing drawings show steel beam not joists – it is unknown when the joists were installed. Generally in good condition (specific issues listed below).	No Action Required	3	ESL	N/A
	A. Some of the steel beams in the roof are covered with a mix for terracotta and concrete potentially for fire proofing (not all the beams are covered). In one location the steel beam bottom flange’s cover is cracked and bulging.	Remove the cover (replace with other material if required for fire proofing). Survey rest of the roof for other loose locations.	1	OB	I
	B. Roof does not appear to be design for drifting snow around high roof.	grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.	3	ESL	S
Exterior Wall Construction	Mass-masonry/brick with steel beam embedded and steel columns at the longer opening. The façade has a bends of cast stones:				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	A. Cast stone bands are spalling and their faces have fallen off. In some location reinforcement is visible. The mortar is failing from the cast stone joints	Remove and replace the felled cast stones.	0	OB	I
	B. Lintels above mechanical opening are rusting and jacking the surrounding brick.	Remove the existing lintels and replace them with galvanized lintels	1	END	I
	C. Lintels above long windows are starting to show rust.	Clean and paint	2	ESL	S
	D. Some localized area of the brick appears to be missing mortar.	Repoint	2	END	S
	E. At one localized area the brick is covered in dirt	No structural repair required	-	-	-
Lateral Load Resistance	Unknown - assumed to be the exterior brick walls.	None, the system is grandfathered.	0	OB	N/A
Fire Resistance	No fire proofing observed. Sprinklers visible.				
Expansion Joints	None observed				
Interior Partitions	The corridor walls have plastered but were observed above the 2nd floor ceiling to be terracotta. They do not extend to the roof.	No Action Required	3	ESL	N/A
Additional Observation	A. Entry canopies to the poetry garden: the roof finishes are falling off and the structure is heavily corroded.	Remove the canopies.	1	OB	I
Additional Observation	B. Large retaining wall at the back of the poetry garden (1 story wall running between the west ends of the wings). Generally in good condition. A handful of location have large spalling (near or at the location of post bases), one location has reinforcement visible.	Remove the spalls, clean and repair	2	END	S
Additional Observation	C. Site: The south steps wing walls are formed with large blocks. The front stone shifted forward and a gap is visible behind it.	Repair	1	END	S
Additional Observation	D. Site: Concrete site steps outside the west end of the south wing (basement level). The steps have spalled and cracked and in a couple spots the reinforcement is exposed. Additionally, the wings walls have large spalls at their interface with the building (also exposing reinforcement).	Coat exposed reinforcement with protective concrete and repair concrete.	2	END	S
Additional Observation	E. Site: Access ramp at the north of the building is made up of metal section and of a wood section. The ramp currently sits on asphalt and is subject to frost heaves.	Provide foundation that extends below frost line.	3	ESL	S
Additional Observation	F: Site: Main entrance steps (east façade): the concrete side walls have large areas of spoils and some of the joints are opening up.	Repair concrete	2	END	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Additional Observation	G: Site: Metal flag pole painted white has some rust is coming through the paint.	Clean and repaint with protective coating.	2	ESL	S

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Brick masonry veneer- Precast Concrete. Isolated areas of precast concrete are breaking away, or have already broken away, and have caused damaged to the masonry below or discoloring of the wall below. This represents a fall hazard.	Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	S
Spalling, Staining, Efflorescence	Large amounts of staining due to efflorescence and broken precast concrete	Remove any damaged brick from rusted lintels and replace with new brick. schedule brick replacement with lintel replacement. Remove other areas of cracked brick, resolve any water issues that might have resulted from the cracked brick, and replace with new brick.	2	ESL	S
		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	S
Weeps	none	No Action Required	-	-	-
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L

Windows					
Frame Materials	Aluminum. Windows are reported to have jamming issues and do not operate easily. Damaged window screens throughout.	Replace windows	2	END	L
Glazing Type and Color	Insulated - clear	No Action Required	3	ESL	N/A
Operable Sash Type and Sash Hardware	See above	See above	2	ESL	S
Storm Windows and Insect Screens	Insect screens - see above	See above	2	END	I
Sills	Aluminum - Precast Concrete	Recommend restoration of precast concrete as part of standard maintenance practice	3	ESL	L
Lintels	Precast Concrete	Recommend restoration of precast concrete as part of standard maintenance practice	3	ESL	L
Window Treatment (Shades or Blinds)	Roll down solid shades in varying condition	No Action Required	3	ESL	N/A

Louvers					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials	Rusting metal that is peeling away painted finish and isolated areas of crumbling	Remove louvers complete and replace with aluminum louvers. Schedule louver replacement with lintel and masonry replacement.	1	END	S
Lintels	Steel lintels. Corrosion with rust scale build up is typical. Several lintels are displaced.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	1	ESL	S
Exterior Doors - Main Entrance					
Frame Materials	Wood door and frame (non-accessible front entrance) - Precast concrete around frame	Replace wood door and frame with a thermally broken aluminum entrance system designed to mimic current front entrance to preserve the buildings character	2	ESL	S
Glazing Type and Color	None insulated single pane - Clear	Replace with insulated glass. Schedule replacement with new entry system replacement	2	OB	S
Door Widths and Clearances	Compliant	No Action Required	-	-	-
Accessible entrance	Front entrance is not accessible	Provide a 12'x5' concrete ramp with code compliant painted metal round pipe rails to allow front entrance to be accessible. Provide chair lift inside front entrance.	0	OB	1
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials	A mix of hollow metal doors with hollow metal frames and wood doors with wood frames. Two accessible entrances, one enters into the basement through the back of the building and the other enters to the main level through the loading dock area. No accessible entrance near the playground.	Replace all wood doors and wood frames with a thermally broken aluminum entrance system designed to mimic current doors to preserve the buildings character Alum finish can mimic previous wood finish. Replace two of the exterior hollow metal doors with painted thermally broken aluminum metal frames and doors.	2	END	S
Lintels	A mix of pre-cast concrete and Steel. Corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	2	ESL	S
Door Widths and Clearances	Compliant	No Action Required	-	-	-
Door Hardware	A mix of bronze and aluminum hardware. Compliant	No Action Required	3	ESL	N/A
Overhead or Coiling Doors	None	No Action Required	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Cementitious soffit material is cracked and likely delaminated.	Remove and repair all loose material. Repaint all soffits.	1	END	I
Sealants & Expansion Joints					
Window / louver / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at all louvers and is aging at all windows	remove and replace all sealant and back rod materials at all louver locations	1	END	I
Building Joint Sealant	None	No Action Required	-	-	-
Flashing					
Material	EPDM - Metal	No Action Required	3	ESL	N/A
Condition of joints	Fair condition	No Action Required	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat w/ sloped steel and tapered insulation	Eliminate ponding from clogged drain	1	END	I
Material, Type, Color	EPDM (Black)	No Action Required	3	ESL	N/A
Age	1990 (?)	Replace roof with black EPDM	2	END	L
Roof Edges and Copings	Sheet metal. Unsealed laps.	No Action Required	3	ESL	N/A
Roof Drains (Covers)	Roof drains	Replace missing roof drain covers. Clear roof drains of debris and clogs to allow for proper drainage and eliminate roof ponding.	1	END	I
Condition of Flashings & Transitions	Fair condition	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Walkway Pads	None	No Action Required	–	–	–
Roof access	Roof access is thru the custodial closet, up two separate sets of ladders, and thru a sidewall roof hatch in a difficult location. The roof is not easily accessible by any means.	Provide a roof hatch in a more accessible location with a wall mounted ladder.	0	OB	S
Skylights	None				
Gutters and Downspouts	None				
Exterior Stairs and Ladders					
Locations and Materials	Roof Ladders	None, roof access is poor. Provide roof ladders to both lower roofs and provide proper roof access from the upper level	0	OB	S
	A mix of concrete and granite exterior stairs in varying condition. Rear concrete stair is cracked, chipping away, and will continue to fail over time. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Replace concrete stairs at rear entrance with new concrete stairs. Replace concrete landing at front entrance to eliminate ponding. Patch concrete walls on sides of front entrance stairs. Replace non-compliant handrails with compliant handrails at 3 of the exterior stairs. Replace concrete treads completely.	2	OB	S
Areaways	None				
Decorative Items or Features					
Types and Locations	Precast concrete detailing		2	END	S
Other Observations					
Pests (Wasps, Bees, Bird Nests)	None				

BUILDING INTERIOR	
General Notes	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Interior doors	A mix of wood veneer doors with stained wood frame and painted metal doors with painted metal frames. Doors are worn and approaching end of life	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Interior Wall Finish Materials	Painted gyp / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Interior wall base	Typically original wood base with resilient rubber wall base applied over it in all rooms except Art and Toilet Rooms. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape.	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors..	0	OB	I
Interior Window Sills	Wood window sills in poor condition	Replace all window sills with plastic laminate sill with resilient edge banding	1	END	S
Main Entrance					
Floor & Base Finish Materials	Ceramic Tile - Ceramic tile wall base (both in good condition)	No Action Required	3	ESL	N/A

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	Wood paneling in good condition	No Action Required	3	ESL	N/A
Ceiling Finish Materials	Wood trim / Painted plaster	Recommend re-painting plaster as part of standard maintenance practice	3	ESL	L
Video/Intercom to Main Office	Buzz-in intercom entry system	No Action Required	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button access	0	OB	I
Door Access Control (FOB / Prox Card)	None	No Action Required	–	–	–
Door Hardware	Compliant, aluminum push/pull hardware	No Action Required	3	ESL	N/A
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition - Wall tile base	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	S
Wall Finish Materials	Ceramic tile up to 60" / Painted gyp	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	Painted plaster in good condition. Paint on ceiling in basement peeling and falling off.	Recommend providing 2x4 ACT ceiling in basement to conceal infrastructure and to provide a better acoustic environment in the corridor.	2	END	S
Visual Display Surfaces	Tack rail / Tack boards	Remove tack rail	2	OB	S
Display Cases	One glass display case with lockable doors and aluminum trim in good condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Corridors					
Floor & Base Finish Materials	Levels 1 and 2:appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition.	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	S
	Basement level: Painted concrete floor in poor condition with no wall base.	Replace painted concrete floor in basement with quartz floor tile or an equivalent non-wax finish floor.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
		Provide Resilient wall base at lower level corridor walls	0	OB	S
	Level 2: Original wood base with resilient rubber wall base applied on top. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape.	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Wall Finish Materials	Ceramic tile up to 60" / Painted gyp - Painted GYP in basement (no wall tile)	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	Painted plaster - Painted GYP in basement	Replace areas of older / failing plaster with new plaster to match the majority of the corridor.	3	ESL	S
		Remove peeling paint and provide 2x4 ACT ceiling tile in basement to reduce noise and conceal all exposed pipes and conduits.	2	END	S
Lockers	Wood cubbies of assorted finishes and condition	Replace assorted cubbies with more resilient plastic laminate cubie systems for a longer lasting product and consistent finish.	2	ESL	S
Transoms and Borrowed Lights	Glass block in alum. framing at cross corridor doors in good condition	No Action Required	3	ESL	N/A
Apparent Rated Corridor Construction	Corridors are sprinkled and have cross corridor doors with closers. It is likely the existing construction provides some inherent rating	No Action Required	3	ESL	N/A
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	No apparent ratings / No closers / No hold-opens / mix of doors with or without glazing	Recommend installing closers on all doors in corridor and provide safety glazing on all doors. Schedule hardware work with the replacement of the interior doors.	2	OB	S
Doors within Corridors (rating, closers, hold-opens, swing, widths)	No apparent ratings / No closers / No hold-opens Custodian Rooms (No ADA hardware / swing issues)	Recommend installing closers on all doors and removing furniture or equipment from doors to allow enough space for ADA clearances. Schedule hardware work with the replacement of the interior doors.	2	OB	S
Wall Projecting Objects	Insulated mechanical pipe in basement projecting from wall at about 60" AFF	Provide cane detection at pipe	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	I
Drinking Fountains	Only one fountain outside of gym area	Provide fountain on each level	0	OB	S
Interior Signage					
Materials	Plastic	No Action Required	3	ESL	N/A
At Code Required Locations?	Some but scattered (Most are on the doors). V	Recommend providing consistent code compliant signage throughout the entire building	0	OB	I
	Second exit signs are missing above the second set (the exterior doors) of all exits.	Provide second exit sign at each exterior egress door	0	OB	I
Accessibility Compliance	Several room sign tags are not compliant in size, character and location.	Provide signage to comply with character proportion, height, raised, brailled characters and pictorial symbol sign requirements (MAAB).	0	OB	I
Stairs and Exits					
Floor & Base Finish Materials	A mix of what appears to be 9x9 Vinyl Asbestos Tile (in good condition), rubber stair tread, metal stair tread, and VCT. Wall base in wood with resilient base on top.	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. Schedule all floor finish renovations to take place at the same time	2	END	S
		Replace metal stair tread with rubber stair tread material at all treads and landings. Schedule all floor finish renovations to take place at the same time	2	OB	S
		Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim. Schedule all floor finish renovations to take place at the same time	2	END	S
Wall Finish Materials	Painted GYP and plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	Painted plaster	Recommend re-painting as part of standard maintenance practice.	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Tread & Riser Height Uniformity and Nosing Compliance	Compliant	No Action Required	3	ESL	N/A
Guardrails (height, sphere)	None - Wall w/ wood cap in place of guardrail. Height is compliant	No Action Required	3	ESL	N/A
Handrails (height, extensions, profile)	Clear finish metal handrails. No extensions at the top or bottom of stairs (handrails continue across landings). Round profile and compliant height	Provide round metal handrail at the top and bottom of each stair to provide the required handrail extensions at the top and bottom of each stair.	0	OB	I
Landing Clearances	Compliant	No Action Required	–	–	–
Minimum Headroom	Compliant	No Action Required	–	–	–
Presence of Storage Beneath Stairs	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames. Half glazed doors, single pane. Doors approaching end of life.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	A mix of push/pull hardware and door knobs (one door). Doors have closers and are on hold opens; accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. No closers on doors.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	1	OB	S
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Elevators and Lifts					
Elevator	None	Provide elevator to allow access to all levels	0	OB	I
Kindergarten Classrooms					
Floor & Base Finish Materials	Broadloom carpet - Wood base w/ Resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Wall Finish Materials	Painted gyp / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	2x4 ACT tile	No Action Required	4	N	N/A
Casework and Cubbies	Wood cubbies	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack bar - tack board - chalk board	Replace chalkboard with white boards	3	ESL	L

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors..	0	OB	I
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with a mix of painted hollow metal frames and wood frames. Mix of half glazed doors, single pane	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	Not enough pull side clearance	Remove objects located on the pull side of all doors that are within the required ADA clearances of doors.	0	OB	I
Kindergarten Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile floor / Ceramic tile base	No Action Required	3	ESL	N/A
Wall Finish Materials	Ceramic tile up to 48" w/ painted GYP above	No Action Required	3	ESL	N/A
Ceiling Finish Materials	Painted GYP	Patch, sand, paint large hole in ceiling of each Kindergarten bathroom	2	END	S
Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves. No sinks in bathroom	No Action Required	3	ESL	N/A
Mirrors	None	No Action Required	–	–	–
Accessories	Compliant	No Action Required	–	–	–
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	The kindergarten toilet rooms are not Accessible; no room for maneuvering clearances and missing grab bars. One kindergarten classroom is missing a designated toilet.	Recommend upgrading toilet rooms in a future renovation. Provide designated bathroom in the one kindergarten room that was missing a bathroom in a future renovation or relocate classroom to another classroom with designated bathroom in the short term.	2	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with wood frame	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	28" clear width door	Provide a door with min. clear width of 32"	1	OB	I
General Purpose Classrooms					
Floor & Base Finish Materials	Broadloom carpet w/ small areas of what appears to be 9x9 vinyl asbestos tile that appear to be in rough shape	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	S
Floor & Base Finish Materials	Original wood base with resilient rubber wall base applied. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape.	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Floor & Base Finish Materials		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L
Wall Finish Materials	Painted GYP / Plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	Painted plaster - 2x4 ACT in classrooms in the basement.	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	White boards, chalk boards and some rooms have marker board laminate applied over chalk boards	Recommend replacement of all chalkboards, and chalkboard with white board laminate, with better quality white boards	2	OB	L
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors..	0	OB	I
AV and Interactive Systems	Projectors (on cart) w/ pull down projector screen	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames. Half glazed doors, single pane	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Science Classrooms	None				
Science Prep Rooms	None				
Family & Consumer Science (Home Ec.)	None				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Art Classrooms					
Floor & Base Finish Materials	VCT - No base at CMU or GYP walls	Provide resilient rubber wall base	0	OB	L
		Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L
Wall Finish Materials	Painted CMU - Painted GYP	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling in the future with new 2x4 ACT ceiling complete	3	ESL	L
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	Tack board - Pull down screen	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	two wall mounted sinks (Non-ADA). One is plastic and the other is china	Replace and provide with sinks that meet ADA requirements. Provide plastic laminate counter and apron with resilient edge banding for a more durable long lasting product.	0	OB	I
AV and Interactive Systems	projector (on cart)	No Action Required	–	–	–
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Dark Room	None	No Action Required	–	–	–
Pottery Wheels / Other	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Metal door with metal frame. Half glazed doors, single pane	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Technology Classrooms	None				
Special Education Classrooms	Same as General Classrooms				
Floor & Base Finish Materials					
Wall Finish Materials					
Ceiling Finish Materials					
Casework					
Visual Display Surfaces					
Sinks (ADA compliance)					
AV and Interactive Systems					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Performing Arts - Auditorium	None				
Performing Arts - Stage					
Floor & Base Finish Materials	Transparent finish wood floor in good condition - Wood base w/ Resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	Painted GYP / plaster	Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice.	2	ESL	L
Acoustical Treatments	None	No Action Required	–	–	–
Theatrical Lighting	Yes (minor)	No Action Required	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Main curtain - Proscenium curtain - all curtains appear to be in fair condition	No Action Required	3	ESL	N/A
Rigging	None	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Stage Accessibility	Cafetorium Stage is not wheelchair accessible. No chair lift or ramp. Stair access only, stairs are narrow.	Recommend providing access to stage in a future renovation	0	OB	I
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	Non-compliant (clearance issues)	Remove objects located on the pull side of all doors that are within the required ADA clearances of doors.	0	OB	I
Performing Arts - Music Rooms					
Floor & Base Finish Materials	Broadloom carpet - Wood base w/ Resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L
Wall Finish Materials	Painted GYP	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	N/A
Acoustical Treatments	None	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	
Casework	A mix of wood and plastic laminate casework of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	S	
	Visual Display Surfaces	Tack board - Pull down screen	No Action Required	3	ESL	L
	Sinks (ADA compliance)	None	No Action Required	–	–	–
	AV and Interactive Systems	Wall mounted TV - Projector (on cart)	No Action Required	4	N	N/A
	Assistive Listening	None	No Action Required	–	–	–
	Practice Rooms	None	No Action Required	–	–	–
	Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A	
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–	
Library / Media Center						
Floor & Base Finish Materials	Broadloom carpet / VCT - Wood base w/ resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S	
		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that	1	END	I	
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with new 2x4 ACT ceiling complete	3	ESL	L	
Stacks	Wood (dated)	No Action Required	3	ESL	N/A	
Carrels	None	No Action Required	–	–	–	
Shelves	Wood (dated) - Metal (along window)	No Action Required	3	ESL	N/A	
Circulation Desk	Plastic laminate in good condition	No Action Required	3	ESL	N/A	
Visual Display Surfaces	Tack board - Pulldown screen	No Action Required	3	ESL	N/A	

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors.	0	OB	I
Workroom / Staff Areas	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	Clearance issues on pull side	Remove objects located on the pull side of all doors that are within the required ADA clearances of doors.	0	OB	I
Gymnasium					
Floor & Base Finish Materials	Transparent finish wood floor - Wood base	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	2x2 ACT	Replace all broken ceiling tiles. Recommend replacing ACT ceiling with a more abuse resistant ceiling in future renovations	2	END	S
Wall Pads	None	Recommend providing wall pads behind each backstop in future renovations	0	OB	I
Acoustical Treatments	None	No Action Required	–	–	–
Drinking Fountains	None	Recommend providing drinking fountain within Gym area in future renovations	0	OB	L
Backstops (quantity, mounting type, manual/motorized)	Two backstops (ceiling mounted - manual operation)	No Action Required	3	ESL	N/A
Scoreboard and Time Clocks	None	No Action Required	–	–	–
Bleachers	None	No Action Required	–	–	–

LONGFELLOW ELEMENTARY SCHOOL
Detailed Existing Conditions Documentation

LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Dividing Curtains	None	No Action Required	–	–	–
Rock Climbing Wall	Cargo net	No Action Required	3	ESL	N/A
Climbing Ropes	Three climbing ropes	No Action Required	3	ESL	N/A
Visual Display Surfaces	None	No Action Required	–	–	–
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Natatorium	None				
Weight Room / Fitness Room	None				
Locker Rooms	None				
Locker Area Toilet Rooms	None				
Cafeteria	Same as Gymnasium				
Floor & Base Finish Materials					
Wall Finish Materials					
Ceiling Finish Materials					
Casework					
Visual Display Surfaces					
Sinks (ADA compliance)					
Drinking Fountains					
Acoustical Treatments					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Kitchen and Servery	None				
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	VCT - Wood base w/ Resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
		Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	2x4 ACT	Replace the ceiling complete	3	ESL	S
Casework	Residential grade (wood and plastic laminate) - Non-ADA	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors.	0	OB	I
Visual Display Surfaces	Tack board	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend relocating sink to new plastic laminate counter set at ADA height as described above.	0	OB	I
AV and Interactive Systems	None	No Action Required	–	–	–
Workstations (FF&E)	3x6 Table	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames. 1/2 glazing single pane.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Nurse and Health					
Floor & Base Finish Materials	Broadloom carpet - Wood base w/ Resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I

LONGFELLOW ELEMENTARY SCHOOL

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	Painted plaster	Replace ceiling with plaster to match the rest of the school.	2	END	S
Casework	Wood of varying finishes and condition	Recommend replacing all casework with lockable casework of consistent finish and condition.	3	ESL	L
Visual Display Surfaces	Tack board	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Wall mounted china sink, non ADA (to high)	Provide sink that meets ADA requirements in future renovations	0	OB	I
Privacy Curtains (no. of rest areas)	One enclosed rest area with no curtains	Provide privacy curtains in cot area.	0	OB	S
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames. 1/2 glazing single pane.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	two of the four doors are less then the 32" clear width required	Provide doors with a min. clearance of 32" in future renovations	0	OB	I
Administration Office Area					
Floor & Base Finish Materials	Broadloom carpeting fair condition - Wood base w/ Resilient base on top	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	Painted plaster and 2x2 ACT in fair condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	Wood of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Wall mounted shelving in principles office to remain.	2	END	L
Visual Display Surfaces	Tack boards - White boards	No Action Required	3	ESL	N/A
Reception / Waiting (location, no. of seats)	3 seats in waiting / reception	No Action Required	–	–	–
Conference Room	Conference room (Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of non-ADA sink with ADA compliant sink and plastic laminate casework	0	OB	I
Workstations (FF&E)	four FFE workstations	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames. Mix of solid doors and 1/2 glazing single pane.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Student Toilet Rooms					
Floor & Base Finish Materials	VCT - Ceramic tile wall base	Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L
Wall Finish Materials	Ceramic wall tile up to 72" - Painted GYP	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
		Re-grout wall tile	2	ESL	S
Ceiling Finish Materials	Painted plaster	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Toilet Partitions	Painted enamel	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Plumbing Fixtures	The water closets are predominately floor mounted vitreous china with manual flush valves. Urinals are wall hung vitreous china with manually operated flush valves. Lavatories are floor mounted semi-circle sinks No ADA compliant fixtures are provided	Recommend providing ADA compliant fixtures in a future renovation	0	OB	I
Mirrors	Wall mounted 2x3 mirror	No Action Required	3	ESL	N/A
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Student toilet rooms are non accessible (levels 1 and 2 are non accessible and there is no student bathroom on the ground floor). Student toilet rooms do not have ADA stalls or grab bars.	Recommend upgrading toilet rooms in a future renovation	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Push-pull / closer, no hold opens - Compliant	Replace eye hook and catch with actual hold open hardware in future renovations	3	ESL	L
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Staff Toilets					
Floor & Base Finish Materials	Ceramic tile - Ceramic wall tile base	Clean and re-grout tiles	2	END	S
Wall Finish Materials	Ceramic wall tile up to 72" - Painted GYP	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
		Re-grout wall tile	2	ESL	S
Ceiling Finish Materials	2x4 ACT	Replace with new 2x4 ACT ceiling complete	3	ESL	S
Toilet Partitions	None	No Action Required	–	–	–
Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves. Lavatories are wall hung vitreous china.	No Action Required	3	ESL	N/A
Mirrors	Wall mounted over sink	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	No grab bars - Not enough maneuvering clearance - not on an accessible level	Recommend upgrading toilet rooms in a future renovation	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Door width is less than the required min, of 32" clear.	Provide door with a min. clearance of 32" in future renovations	2	END	S
Mechanical and Service Spaces					
Floor & Base Finish Materials	Appears to be 9X9 Vinyl Asbestos Tile in fair condition	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	S
	Original wood base with resilient rubber wall base applied. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape.	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	S
Wall Finish Materials	Painted GYP / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	Painted GYP	Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice.	2	END	S
Sinks	Wall mounted china sink	Provide floor mounted mop sink	2	OB	S
Tool and Supply Storage	Three small closets for supplies and tool storage	Recommend upgrading storage and custodial rooms in a future renovation	3	ESL	L
Equipment Housekeeping Pads	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with wood frames.	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	S

LONGFELLOW ELEMENTARY SCHOOL

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	Yes (ADA)	No Action Required	–	–	–
Other Spaces					
Basement classrooms	Poor natural light in classrooms	Recommend providing adequate natural light in future renovations	0	OB	I

FOOD SERVICE					
	None				

FIRE PROTECTION					
Fire Service	Municipal 4"				
Type of Sprinkler System	NFPA 13 automatic wet system hallways , stage, dry system (?)	New NFPA 13 automatic system for entire building	2	ESL	I
Cross Connection Prevention	None	Install double check			
Sprinklers	Uprights				
Special Systems	NA				
Fire Department Connection	Yes: 4"				
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municipal 3"				
Cold Water System	No backflow protection	Install backflow protection per municiple requirements			I
Hot Water System	Electric 65 gallon dual 6,000w elements, 2003 mfg at end of service life (15 years)	replace with new gas fired 100 gal DWH including venting, mix valve, recirc pump	2	END	S
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system with insulaton	2	END	L
Sanitary Waste and Vent System	Mostly original Cast Iron--end of service life	Replace Sanitary system	2	END	L
Storm Drain System	Mostly original Cast Iron--end of service life	Replace Storm system	2	END	L
Plumbing Fixtures	Recently upgraded low flow fixtures	Maintenance	4	N	L
Drinking Fountains / Water Coolers	Bubblers at class sinks & ADA cooler in hallway	Upgrade cooler to one with bottlw fill	3	ESL	S
Natural Gas	NA	New Natural Gas system			L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	NA				
Heating Plant	Steam from Deering High via underground--pumped return: Piping is vintage and most likely failing.	Provide HW gas fired condensing boiler (1600 MBH) plant at time of steam to HW buildng conversion	2	END	S
Air Conditioning (Yes/No/Limited)	None				
Cooling Plant	None				
Air Handling Unit Systems	Unit ventilators	Convert to HW fin tube and ERU ventilation at time of steam to HW building conversion.	2	END	S
Pumps	Steam return pump--replaced pump only	maintenance	4	N	S
Terminal Unit Systems	Fin tube & convectors		2	END	S
Exhaust Systems	Gravity, Fans on roof (?)				
Piping System	Asbestos insulation on steam piping in areas; beyond service life	Replace with HW piping and insulation	2	END	S
Automatic Temperature Controls	Pnuematic w/some DDC	Replace pneumatic with upgraded DDC; at time of steam toHW conversion.	2	END	S
Natatorium Systems	NA				

ELECTRICAL					
Service	Utility XFMR vault in building	Upgrade service - provide padmount XFMR	1	OB	I
Wiring					
Equipment					
Rating	600A 208/120V 3-phase, 4-wire				
Distribution System					
Panels	mostly past anticipated life, a couple of residential-grade loadcenters have been added	replace throughout	1	OB	I
Motor Controls					
Wiring					
Branch Circuits					
Site Lighting (type & material)	utility-owned pole lights		3	ESL	
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	replace MH with LED as MH units fail	2	ESL/END	S
Interior Lighting					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Classrooms	Old louvered fluorescents	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	S
Offices	T8 fluorescent wraparounds	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	S
Corridors	Old louvered fluorescents	Update lighting to LED as part of any planned facility renovations.	3	OB	S
Toilets	T8 fluorescent wraparounds	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Mech/Storage	T8 fluorescent wraparounds	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Assembly					
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Emergency Power	N/A				
Life Safety					
Fire Alarm	Conventional FCI	Update to addressable ADA compliant	1	OB	I
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S
Lightning Protection	N/A				
Intercom/Paging System	Atlas sound paging amplifier		4	N	
Phone System (& Service)	Cisco VOIP phone system		3	ESL	
Clock System	N/A - Battery clocks in use		3	ESL	
Cable (& Service)					
Data System (& Service)	Cat 6		3	ESL	
WIFI	Throughout		3	ESL	
Technology / AV Systems (Classrooms)	Projectors on carts				

SECURITY					
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors	0	OB	L
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms lockable from the interior of the classroom via key carried by the teachers		–	–	–
Sightlines between Main Entry and Main Office	Good sightlines between main office and main entrance	resolve as part of renovations	–	–	–

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Intrusion Alarm System	DSC control panel initiated by motion sensors in corridors	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S
Security Camera System	None	Provide web-based security camera system with DVR			
Web-based? (Police Access?)	None				
Exterior Coverage (Playgrounds, Site)	None				
Entrances	Aiphone video intercom between interior of main entrance vestibule and Office		3	ESL	
Exterior Emergency Doors	None				
Interior (Corridors, Common Areas)	None				
Digital Video Recording (DVR) System	None				
Door Access Control	Buzz in entry device				
Exterior Door Monitoring	Aiphone video intercom between interior of main entrance vestibule and Office		3	ESL	
Procedures	Emergency procedures are current and routinely practiced		–	–	–
Evacuation	Procedure is current and routinely practiced		–	–	–
Lockdown	Procedure is current and routinely practiced		–	–	–
Lockout	Procedure is current and routinely practiced		–	–	–
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge		–	–	–

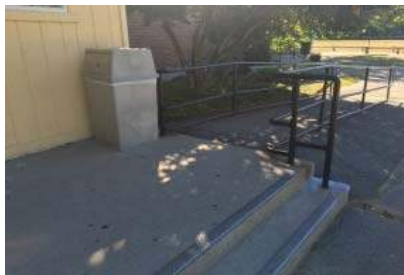

HARRISON LYSETH ELEMENTARY SCHOOL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY




GENERAL BUILDING DATA					
Address:	175 Auburn Street, Portland, Maine 04103				
Grade Levels:	K thru 5				
Number of Students:	530 approximate				
Number of Faculty and Staff:	66				
Original Construction Date:	1958				
Date of Addition(s):	1965				
Building Age:	58 years				
Building Footprint (SF):	50,600 SF				
Number of Stories:	1				
Building Area (GSF):	50,600 GSF				
Total Site Area (Acres):	25.1178 (Lyseth & Moore same parcel)				
Zoning Designation:	R2 Residential/ROS Recreation Open Space				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Patched ADA ramp at entrance (check grades), only 1 ADA entrance. Unsecured - people using multiple entry/exit, service door propped open. <div></div>	Confirm ADA ramp grades at front entry. Secure entrances. <div></div>	2	ESL	I

Parking					
General Layout Description	Excessive pavement at rear of school. No security lighting. Dirt pile at end of southernmost crosswalk. Observed cars parked along south side of school outside of designated parking area.	Remove excessive pavement at rear of school and replace with adequate fire lane access and green space. Remove dirt pile at crosswalk.	2	ESL	I


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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Paving Materials	Bituminous in rough shape, a lot of cracking and ruts <div></div>	Mill and repave. <div></div>	1	END	I
Curbing Materials & Wheel Stops	Bituminous curb within interior loop in rough shape.	Replace bituminous curb within interior loop. Wheel stop needed at ADA parking space that adjoins walkway.	1	END	I
Number of Spaces (Regular & ADA)	3 ADA - 1 not compliant	ADA space adjoining walkway needs parking aisle.	2	ESL	I
Size of Spaces	Regular, 9' X 18' (angled in front), ADA - 8'6" with 5'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good, White	No Action Required	3	ESL	N/A
Accessible Parking Signage	Faded Fire Lane Sign. Metal behind wood guardrail post.	Replace fire lane sign.	0	OB	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Front of School, Shared parent and bus entrance and exit (separate loops)	Reconfigure signage, paint and curb to improve bus and parent circulation.	2	ESL	I
Car & Bus Separations	Separate at parking but not at access drive. Bus loop has wood guardrail. Parent loop has temporary barricades. Minimal drainage along drive aisles. <div></div>	Install sidewalk, curb and guardrail at parent drop off loop.	2	ESL	I
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns					
Traffic Markings & Traffic Signage	Lacking	Need more stripping and signage	2	ESL	I



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Walkway Materials	Bituminous. Breaks in guardrail sections. 	Replace bituminous sidewalks. Replace missing guardrail sections.	2	ESL	I
Curb Cuts & Detectable Warning Strips	No panels observed	Install detectable warning panels at all crosswalks.	0	OS	I
Pedestrian Ramp Location & Materials	All bituminous.	Confirm ramp grade is compliant at front entrance.	2	ESL	I
DOT School Zone Markings/Signage at Street	Good	No Action Required	3	ESL	N/A
Fire Department Access					
Locations	Two - Not complete continuous loop, but accessible from two sides.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	Full	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous and Concrete	Replace pavement.	2	ESL	I
Loading Dock or Leveler	No leveler	No Action Required	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1-10 yd Solid, 1-5 yd recycle @ service area 1-big belly solar, 1- 55 gallon recycle @ playground Compost area at northeast corner.	Install dumpster screen.	2	ESL	I
Fencing					
Locations & Materials	Mix of chain-link and wood privacy from abutters. Some Gaps.	Delineate public trail.	0	OB	I
Site Topography					



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Characteristics	Generally flat with site stabilization 	Need walls at rear where paved	1	END	I
Plantings, Trees and Shrubs					
Locations, Types and Densities	Sensory Garden - Winterberries designated as "Taste" - Toxic plants	Remove Winterberries.	0	OS	I
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Playground and Athletic Field - Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Several Granite Benches, Remnants from wooden guardrail at edge of south parking lot 	Remove remnants of guardrail at south parking lot.	0	OB	I
Bicycle Racks	In back , see plan. Where do children enter	Relocate closer to front main entry.	2	ESL	I
Flagpoles	1 in front with timber planting bed.	No Action Required	3	ESL	N/A
Site Drainage					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ponding	Ponding within loop	Add catch basins to address ponding and erosion issues.	2	ESL	I
Catch Basins	None within landscaped area, minimal drainage along north side of site. 	Adjust covers to grade where applicable. 	2	ESL	I
Bio-Retention Area	None	Possible in the front planting.	0	OB	S
Irrigation System	None	No Action Required		-	-
Other Observations	None	No Action Required		-	-
Exterior Building Signage					
Location and Materials	On building.	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Analysis not performed as part of this evaluation.	No Action Required	-	-	-
Foundations / Drainage	Frost protected, shallow foundations.	Most control joint sealants in foundation wall have failed and should be replaced.	2	END	S
First Floor Construction	Concrete slab on grade	No Action Required	3	ESL	-
Roof Construction	Tectum roof deck spanning to steel bar joists. Joists are supported by CMU interior bearing walls and either CMU walls or structural steel All roofing is EDPM.	It's unlikely canopies have capacity to resist snow drifts. However, roof is grand-fathered by IEBC and does not require upgrades at this time.	3	ESL	-
Roof Construction	Drift zones around multi-purpose room have been reinforced.	Recommend improving low roof drainage beyond MPR Recommend monitoring MPR clerestory windows for leaks	2	END	S
Exterior Wall Construction	Brick veneer tied to CMU walls.	Replace corroded lintels	2	END	S
Lateral Load Resistance	Provided by exterior and interior CMU walls, however, there is no connectivity between roof deck and walls, so it's unlikely lateral forces can be transferred to walls.	None, system is grandfathered at this time.	0	ESL	-
Fire Resistance	Roof framing is not fire-rated.	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Expansion Joints	None observed, expansion joints not required.	No Action Required	-	-	-
Interior Partitions	CMU, walls are not connected to roof diaphragm, and therefore do not contribute to LFRS.	No Action Required	-	-	-
Additional Observations	Ladders used to access high roof are not anchored to walls at the top.	Add anchorage for top tie backs.	1	END	I

PORTABLE / MODULAR BUILDINGS					
Portable classrooms	1 residential grade portable classroom unit. Unit has own designated services to the unit. Unit is in poor condition	Schedule to remove portable classroom in the short term.	1	OB	L and S

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Brick veneer in good condition with isolated areas of damage. Painted aluminum metal cladding with unsealed laps in good condition. Exposed foundation that has been parged, parge is in poor condition. Painted wood paneling in good condition.	Re-parge the exposed foundation along the entire perimeter of the building.	2	ESL	L
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	S
		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L
Weeps	None	No Action Required	-	-	-
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Windows					
Frame Materials	Thermally broken aluminum window units, several units mulled together. All in good condition	No Action Required	4	N	N/A
Glazing Type and Color	Clear insulated glass. A few isolated areas of broken panes	Replace broken window panes complete	2	END	I
Operable Sash Type and Sash Hardware	Hopper, inward swinging	No Action Required	–	–	–
Storm Windows and Insect Screens	Insect screens in good condition	No Action Required	3	ESL	N/A
Sills	Aluminum sill integral to aluminum window system	No Action Required	3	ESL	N/A
Lintels	steel lintels, No visible signs of failure.	No Action Required	3	ESL	N/A
Window Treatment (Shades or Blinds)	Pull down window shades in good condition	No Action Required	3	ESL	N/A
Exterior Doors - Main Entrance					
Frame Materials	Aluminum exterior storefront entry systems with clear insulated glass in good condition. No ADA door open push button	Recommend providing ADA push button door access	0	OB	I
Glazing Type and Color	Insulated glass, clear	No Action Required	4	N	N/A
Door Widths and Clearances	Compliant	No Action Required	3	ESL	N/A
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Aluminum exterior storefront entry systems with clear insulated glass and insulated infill panels, all in good condition	No Action Required	3	ESL	N/A
Lintels	Steel lintels with isolated signs of rust	Remove rust and repaint lintels. Remove sealant between top of lintel and bottom of masonry to allow for any moisture at the lintels to escape	2	ESL	S
Door Widths and Clearances	Compliant	No Action Required	3	ESL	N/A
Door Hardware	Aluminum, code compliant push pull hardware with crash bars	No Action Required	3	ESL	N/A
Overhead or Coiling Doors	None	No Action Required	–	–	–
Fascia, Trim, Soffits & Overhangs					
Materials	Painted Cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits	2	ESL	S
	Painted sheet metal fascia with unsealed laps in good condition	No Action Required	4	N	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sealants & Expansion Joints					
Window / Louver / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers.	remove and replace all sealant and back rod materials at all louver locations. Remove sealant between top of lintel (at all lintels) and bottom of masonry to allow for any moisture at the lintels to escape	1	END	I
Building Joint Sealant	None	No Action Required	–	–	–
Flashing					
Material	Painted aluminum in good condition	No Action Required	3	ESL	N/A
Condition of joints	Flashing in good condition	No Action Required	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Sloped deck with tapered insulation	No Action Required	3	ESL	N/A
Material, Type, Color	Black EPDM in good condition	No Action Required	3	ESL	N/A
Age	2012 (4 years)	–	–	–	–
Roof Edges and Copings	1' parapet topped with EPDM flashing over sheet metal roof edging with unsealed laps, all in good condition	No Action Required	4	N	N/A
Roof Drains (Covers)	Roof drains, some missing roof drain covers	Replace missing roof drain covers	1	END	I
Condition of Flashings & Transitions	Flashings and transitions in good condition	No Action Required	3	ESL	N/A
Walkway Pads	None	No Action Required	–	–	–
Other observations	Painted extruded metal mesh screens over glass block windows at gym clearstory are severely rusting and approaching end of life.	Recommend replacing extruded wire mesh screens and metal flashing below screens complete.	1	END	I
	Glass block windows and metal grills at the gym clearstory are too close to the low roof and could cause water entry issue from snow build up.	Recommend raising the sills of the glass block windows and grills to a minimum of 18" above the finish roof surface in future renovations.	3	ESL	L
	Glass block clearstory windows at the gym are in fair condition with a few isolated broken blocks. Glass block exterior units are obsolete.	Recommend replacing glass block clearstory units with thermally broken aluminum window units with insulated glass. Coordinate replacement of glass blocks with work needed to raise sill above roof as described above.	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Skylights	None				
Gutters and Downspouts	None				
Exterior Stairs and Ladders					
Locations and Materials	Concrete stairs with recessed metal nosing at each exterior entrance in varying condition. Metal nosing is missing in some locations and fasteners are rising out of the nosing in other locations causing tripping hazards. Most stairs are missing handrails, stair with handrails are constructed of painted round metal pipe handrails but do not meet the requirements for length of rail beyond bottom tread.	Recommend repairing damaged concrete stairs. Replacing all metal nosing. Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	2	END	S
	Painted metal roof ladders (2) in fair condition	No Action Required	3	ESL	N/A
	It was observed that the only ADA access to the playground is through the front entrance which is not in the direct path to the playgrounds.	Recommend providing direct ADA access from the building to the playground in future renovations.	0	OB	I
	Brick at chimney near high roof of gym is in poor condition	Clean and re-point brick at chimney	2	ESL	S
Areaways	None				
Decorative Items or Features					
Types and Locations	Exterior aluminum signage mounted on brick veneer in good condition	No Action Required	3	ESL	N/A
Other Observations					
Pests (Wasps, Bees, Bird Nests)	Wasps nests (new and old) in a few exterior vents / grills	Remove and treat as part of routine maintenance	N/A	N/A	I

BUILDING INTERIOR	
General Notes	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Interior doors	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace all wood veneer door.	2	ESL	S
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Classroom casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	I
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	S
Main Entrance					
Floor & Base Finish Materials	Ceramic floor tile with ceramic base wall tile	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	Painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in good condition	No Action Required	3	ESL	N/A
Video/Intercom to Main Office	Buzz-in intercom entry system	No Action Required	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button access	0	OB	I
Door Access Control (FOB / Prox Card)	None	No Action Required	–	–	–
Door Hardware	Compliant, aluminum push/pull hardware	No Action Required	3	ESL	N/A
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	VCT floor with resilient wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	A mix of painted GYP, painted CMU, and glass unit masonry wall	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceilings	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack boards	No Action Required	3	ESL	N/A
Display Cases	Glass display cases trimmed in wood in good condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Corridors					
Floor & Base Finish Materials	VCT with resilient rubber wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
	Horizontal wooden tack board running the length of both sides of corridor.	Remove wooden tack board to reduce amount of flammable material pinned up in the corridor.	1	OB	I
	The classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in the classrooms of existing non sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	N/A	N/A	I
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	N/A
Lockers	None	No Action Required	–	–	–
Transoms and Borrowed Lights	Painted hollow metal frames, wired glass at most locations	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating (CMU corridor walls). Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	No Action Required	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes, some with wired glazing. Doors are not rated and do not have closers or hold opens. Doors are worn and approaching end of life. Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Replace all wood veneer doors	2	ESL	S
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes, some with wired glazing. Doors are not rated and do not have closers or hold opens. Doors are worn and approaching end of life. Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Replace all wood veneer doors	2	ESL	S
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	I
Drinking Fountains	ADA compliant fountains located in corridors	No Action Required	3	ESL	N/A
Other observations	Students and teachers use corridors as break out instructional areas.	No Action Required	-	-	-
Interior Signage					
Materials	A mix of paper and plastic	Provide consistent code compliant signage throughout the entire building	0	OB	I
At Code Required Locations?	Not at code required locations. Signs are either mounted to high or rooms are missing signs all together. Second exit signs are missing above the exterior egress doors in all exit vestibules.	Recommend providing consistent code compliant signage throughout the entire building	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Accessibility Compliance	Room sign tags are not compliant in size, character and location.	Provide signage to comply with character proportion, height, raised, brailled characters and pictorial symbol sign requirements (MAAB).	0	OB	I
Stairs and Exits					
Floor & Base Finish Materials	VCT with resilient rubber base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU w/ glazed block window sills	Recommend re-painting as part of standard maintenance practice	3	ESL	L
	All exit vestibules are missing the second exit sign located above the exterior egress door.	Provide second exit sign at each exterior egress door	0	OB	I
Ceiling Finish Materials	2x4 ACT ceilings in good condition	No Action Required	3	ESL	N/A
Tread & Riser Height Uniformity and Nosing Compliance	No interior stairs				
Guardrails (height, sphere)					
Handrails (height, extensions, profile)					
Landing Clearances					
Minimum Headroom					
Presence of Storage Beneath Stairs					
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant egress hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Elevators and Lifts	None				
Kindergarten Classrooms					
Floor & Base Finish Materials	Broadloom carpet with areas of VCT and resilient rubber base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU with glazed block window sills. Some classrooms have painted GYP walls.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
	The classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in the classrooms of existing non sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	N/A	N/A	I
Ceiling Finish Materials	2x4 ACT ceiling	No Action Required	3	ESL	N/A
Casework and Cubbies	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	S

HARRISON LYSETH ELEMENTARY SCHOOL

Detailed Existing Conditions Documentation

LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Non ADA sinks in the kindergarten classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all sinks with ADA compliant sinks and casework.	0	OB	I
AV and Interactive Systems	Projectors on wheeled carts in some of the classrooms	Recommend planning for a consistent technology approach for all classrooms	3	ESL	S
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Kindergarten Toilet Rooms					
	Kindergarten classrooms do not have individual restrooms in each classroom.	Recommend providing individual children's bathrooms in each kindergarten classroom in future renovations	N/A	OB	L
General Purpose Classrooms					
Floor & Base Finish Materials	Broadloom carpet with areas of VCT and resilient rubber base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU with glazed block window sills. Some classrooms have painted GYP walls.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
	The classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in the classrooms of existing non sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	N/A	N/A	I
Ceiling Finish Materials	2x4 ACT ceiling	No Action Required	3	ESL	N/A
Casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	S
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	I

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
AV and Interactive Systems	Projectors on wheeled carts in some of the classrooms	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Science Classrooms	None				
Science Prep Rooms	None				
Family & Consumer Science (Home Ec.)	None				
Art Classrooms					
Floor & Base Finish Materials	Broadloom carpet with areas of VCT and resilient rubber base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU with glazed block window sills. Some classrooms have painted GYP walls.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
	The classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in the classrooms of existing non sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	N/A	N/A	I
Ceiling Finish Materials	2x4 ACT ceiling	No Action Required	3	ESL	N/A
Casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tack boards	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Non ADA sink. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing sink with an ADA compliant sink and casework.	0	OB	I
AV and Interactive Systems	None	No Action Required	–	–	–
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	I
Dark Room	None	No Action Required	–	–	–

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pottery Wheels / Other	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Technology Classrooms					
Floor & Base Finish Materials	Broadloom carpet with areas of VCT and resilient rubber base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU with glazed block window sills. Some classrooms have painted GYP walls.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling	No Action Required	3	ESL	N/A
Casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	S
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all sinks with ADA compliant sinks and casework and providing sinks and ADA compliant casework in all remaining classrooms	0	OB	I
AV and Interactive Systems	Projectors on wheeled carts in some of the classrooms	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Special Education Classrooms					
Floor & Base Finish Materials	Broadloom carpet with areas of VCT and resilient rubber base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU with glazed block window sills. Some classrooms have partial height cubicle walls.	Recommend re-painting as part of standard maintenance practice.	3	ESL	L

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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
		Replace partial height cubicle walls with full height acoustic GYP partitions in future renovations.	0	OB	S
	The classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in the classrooms of existing non sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	N/A	N/A	I
Ceiling Finish Materials	2x4 ACT ceiling	No Action Required	3	ESL	N/A
Casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	S
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all sinks with ADA compliant sinks and casework and providing sinks and ADA compliant casework in all remaining classrooms	0	OB	I
AV and Interactive Systems	Projectors on wheeled carts in some of the classrooms	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Performing Arts - Auditorium	None				
Performing Arts - Stage	None				
Music Rooms					
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU w/ glazed block window sills	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in good condition	No Action Required	3	ESL	N/A
Acoustical Treatments	None	No Action Required	–	–	–

HARRISON LYSETH ELEMENTARY SCHOOL

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	Wood casework in fair condition	Recommend replacing aging wood shelves with more resilient plastic laminate shelving with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tack boards	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	None	No Action Required	–	–	–
Assistive Listening	None	No Action Required	–	–	–
Practice Rooms	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Library / Media Center					
Floor & Base Finish Materials	Broadloom carpet with resilient rubber base	No Action Required	3	ESL	N/A
Wall Finish Materials	A mix of painted CMU and painted GYP w/ glazed block window sills	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with 2x4 ACT ceilings.	3	ESL	L
Stacks	Plastic Laminate in good condition	No Action Required	3	ESL	N/A
Carrels	Wood in good shape	No Action Required	3	ESL	N/A
Shelves	Plastic Laminate in good condition	Recommend replacing for a more quality, durable shelf .	3	ESL	L
Circulation Desk	Plastic Laminate in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack boards and pull down projector screen	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
Workroom / Staff Areas	Connected staff room of the same finishes and condition. Small workspace provided behind the circulation desk made up of folding tables	Recommend providing a separate staff work area in future renovations	–	OB	L
AV and Interactive Systems	Computers and wall mounted TV	No Action Required	3	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Borrowed lites into staff area, wood frames with single pane glass. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Gymnasium / Cafetorium					
Floor & Base Finish Materials	VCT with resilient rubber base	No Action Required	3	ESL	N/A
Wall Finish Materials	A mix of painted CMU and glass unit masonry wall	Recommend re-painting as part of standard maintenance practice. Repair, patch, sand, and paint areas of isolated cracked paint.	2	ESL	S
Ceiling Finish Materials	Exposed painted structure with painted tectum deck	No Action Required	3	ESL	N/A
Wall Pads	Wall pads located behind backstops in fair condition	Repair wall pads that are falling off the wall	2	ESL	S
Acoustical Treatments	Tectum roof deck	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
Drinking Fountains	None	Recommend providing drinking fountain in Gym in future renovations	–	OB	L
Backstops (quantity, mounting type, manual/motorized)	two wall mounted backstops, manual operation, in fair condition	Recommend replacing backstops.	3	ESL	L
Scoreboard and Time Clocks	None	No Action Required	–	–	–
Bleachers	Wood telescoping bleachers	No Action Required	3	ESL	N/A
Dividing Curtains	None	No Action Required	–	–	–
Rock Climbing Wall	Climbing wall in good condition	No Action Required	3	ESL	N/A
Climbing Ropes	two climbing ropes in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Motorized projector screen	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes with wire safety glass. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–

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<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Other observations	Second egress is through a storage room and is not code compliant	Add partition and door dividing egress way from occupied area	–	OB	I
Natorium	None				
Weight Room / Fitness Room	None				
Locker Rooms	None				
Locker Area Toilet Rooms	None				
Cafeteria	None				
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	Ceramic floor tile with resilient rubber wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	A mix of glazed block, painted CMU, and temporary partitions	Replace temporary partitions with full height, acoustic rated, Permanente GYP partitions.	3	ESL	L
Ceiling Finish Materials	Painted GYP	No Action Required	3	ESL	N/A
Overhead or Counter Doors	Overhead aluminum coiling doors approaching end of life	Replace overhead doors	2	END	S
Serving Line Circulation Pattern	Line configuration	No Action Required	3	ESL	N/A
Food Service Equipment	Missing 3-bay sink, hood with fire suppression system, and handwashing stations. All other equipment is in good working order.	Recommend providing 3-bay sink, handwashing stations, and hood with fire suppression in future renovations	2	OB	S
Washable or disposable plate ware, utensils, trays					
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. Doors approaching end of life	Replace metal doors	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	A mix of broadloom carpet and ceramic floor tile with resilient base in good condition	No Action Required	3	ESL	N/A

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	A mix of painted CMU and painted GYP	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing ACT ceiling with new 2x4 ACT ceiling	2	ESL	S
Casework	Residential grade plastic laminate casework	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	0	OB	I
Visual Display Surfaces	Tack boards in good condition	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Non-ADA stainless steel counter mounted sink (not at ADA height and no knee clearance).	Will be addressed when casework above is replaced	0	OB	I
AV and Interactive Systems	None	No Action Required	–	–	–
Workstations (FF&E)	Variety of folding table and chairs	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Nurse and Health					
Floor & Base Finish Materials	VCT floor, rubber base. In fair condition.	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU, in good condition.	No Action Required	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT ceilings.	No Action Required	3	ESL	N/A
Casework	Wood and plastic laminate FF&E. Both are in fair condition, but showing wear and tear.	Consider replacing aging furniture. No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	See "Toilet" below.	No Action Required			
Privacy Curtains (no. of rest areas)	Two chairs for seating.	Consider re-arranging room to provide for resting cot.	0	OB	S
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Toilet room	Nurse suite has single-user toilet room. Toilet is non-ADA compliant. Fixtures do not have proper clearances. Toilet room does not have 5' turning radius.	Renovate existing toilet room, remove exisitng wall, and renovate into larger, new single-user toilet room.	0	OB	I
Administration Office Area					
Floor & Base Finish Materials	Broadloom carpet with resilient wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU and painted GYP. Some walls are temporary partitions, non-acoustic.	Recommend re-painting as part of standard maintenance practice. Replace temporary partitions with full height acoustical GWB Permanent partitions	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in good condition	No Action Required	3	ESL	N/A
Casework	A mix of wood, metal, and plastic laminate in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	3	ESL	L
Visual Display Surfaces	None	No Action Required	–	–	–
Reception / Waiting (location, no. of seats)	2 seats located right off of main entrance	No Action Required	3	ESL	N/A
Conference Room	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes with wire safety glass. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Staff Toilets					
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with ceramic floor tile	2	ESL	S
Wall Finish Materials	Painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	S
Toilet Partitions	None	No Action Required	–	–	–

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves, non-ADA Lavatories are wall hung vitreous china, non-ADA	Recommend providing fixtures that meet ADA requirements	0	OB	I
Mirrors	Wall mounted	No Action Required	3	ESL	N/A
Accessories	compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Not accessible due to inadequate size and lack of grab bars	Recommend providing accessible single user staff toilet in future additions	N/A	OB	L
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with new ceramic tile	2	ESL	S
Wall Finish Materials	Glazed block walls in poor condition	Add ceramic tile wainscoting covering broken glazed block	2	ESL	L
Ceiling Finish Materials	2x4 ACT ceilings in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	S
Toilet Partitions	A mix of painted enamel and plastic partitions in varying finish and conditions.	Replace all enamel partitions with plastic partitions to match all new plastic partitions elsewhere in the student restrooms.	2	END	S
Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves. Urinals are wall hung vitreous china with manually operated flush valves. Lavatories are wall hung vitreous china	No Action Required	3	ESL	N/A
Mirrors	None	No Action Required	–	–	–
Accessories	compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Student restrooms are compliant with appropriate turning radius and grab bars	No Action Required	–	–	–

HARRISON LYSETH ELEMENTARY SCHOOL
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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Mechanical and Service Spaces					
Floor & Base Finish Materials	Painted concrete with resilient wall base in fair condition	Recommend removing paint on concrete and provide VCT flooring	3	ESL	L
Wall Finish Materials	Painted CMU in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	S
Tool and Supply Storage	Yes	No Action Required	–	–	–
Equipment Housekeeping Pads	Yes	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half glass door. Doors are worn and approaching end of life	Replace wood veneer door.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	Electrical panels are located in the custodial room and does not have the required clearance due to clutter.	In the short term remove clutter from in front of electrical panel to allow for appropriate clearance. In the long term it is recommended to locate the electrical panels in a separate rated electrical room.	N/A	OB	I

FOOD SERVICE					
Floor Finish & Base Materials					
Wall Finish Materials					
Ceiling Finish Materials					
Serving Line					
Food Service Equipment					
Exhaust Hood					
Walk-In Units					
Overhead or Counter Doors					
Serving Line Circulation Pattern					
Door Material (Including Frame & Glazing)					
Door Hardware					

See notes for Kitchen and Servery

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances					
Floor Sink in separate area					
3-pot sink					
Handwash sinks					

FIRE PROTECTION					
Fire Service	None				
Type of Sprinkler System	None	Install NFPA 13 complete system			S
Cross Connection Prevention	NA				
Sprinklers					
Special Systems					
Fire Department Connection					
Misc. Fire Protection					
Ansul Hood	NA				

PLUMBING					
Water Service	From Lyman Moore school 2" (?)				
Cold Water System	Backflow protection at Lyman Moore entrance. Should have backflow at Lyseth (?) No water meter	Provide Lyseth with backflow preventor if none installed. Provide separate water meter.			N/A
Hot Water System	New electric 40 gal heatpump water heater.	Replace at end of service life (15 years)	4	N	L
Domestic distribution system	Copper piping lead solder	Copper system beyond service life	2	END	L
Sanitary Waste and Vent System	Cast iron, galvanized	Cast iron sanitary beyond service life	2	END	L
Storm Drain System	Cast iron	Cast iron sanitary beyond service life	2	END	L
Plumbing Fixtures	Recently upgraded with low flow fixtures	Maintenance	4	N	L
Drinking Fountains / Water Coolers	ADA no bottle fill	Maintenance	3	ESL	S
Natural Gas	NA				
Kitchen Gas Service & Shut-Offs	NA				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	None				
Heating Plant	Steam via underground from Lyman Moore. Just replaced underground steam and condensate to Lyman Moore.	Steam system is beyond its service life. Install HW Boiler with steam to HW heating conversion.	2	END	L
Air Conditioning (Yes/No/Limited)	None				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Cooling Plant	None				
Air Handling Unit Systems	H & V unit serving gym/café from mezzanine (1960s mfg.)	Unit is past service life. Upgrade with new VFD AHU at time of hot water conversion.	2	END	L
Pumps	Condensate Return System	No Action Required	3	ESL	L
Terminal Ventilating Unit Systems	Class Unit Vents with steam coils (1960s). OA damper control functions.	Install rooftop ERUs w/HW coils to provide ventilation at time of steam to HW conversion.	2	END	L
Terminal Heating Unit Systems	Convector and Radiators (1960s)	Install HW fintube radiation to provide space heating at time of steam to HW conversion.	2	END	L
Piping System	Sched 40 steel/black iron, mostly vintage, insulated.	Steam piping beylond its service life. Replace at time of hot water conversion.	2	END	L
Automatic Temperature Controls	Pneumatic controls system. Few leaks. (2) main steam zone valves. Major water hammering issues when maine zones valves go from night/day mode.	Existing Controls system is beyond its service life. Replace with complete DDC electric at time of heating conversion.	2	END	L
Natatorium Systems	NA				
ELECTRICAL					
Service	Underground primary to utility transformer vault in building. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Update to padmount XFMR. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	OB	I/L
Wiring	Underground				
Equipment	GE Switchboard - 1960 vintage	Update switchboard	1	OB	S
Rating	800A 208/120V 3-phase, 4-wire				
Distribution System					
Panels	Mostly recently-installed Square D panelboards. Some obsolete GE panelboards remain	Replace obsolete GE Panelboards	2	OB	S
Motor Controls					
Wiring	Building wire in conduit. Wiring has exceeded its anticipated useful life.	Replace distribution wiring system throughout.	2	END	S
Branch Circuits	Classrooms generally lack appropriately-located receptacles	Add receptacles and branch circuits throughout to satisfy program needs	1	OB	S
Site Lighting (type & material)	Utility-owned pole mounted flood lights		3	ESL	
Exterior Building Lighting	LED Wall packs	Fixtures will reach the end of their anticipated useful lives within 20 years.	3	ESL	L
Interior Lighting					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Classrooms	Mostly T8 Fluorescent lens troffers, although some very old louvered linear fluorescent luminaires were noted. 3 classrooms have been updated to LED, individually addressable fixtures with Acuity Brands N-Light control are installed in one classroom as a test	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L
Offices	T8 Fluorescent lens troffers	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L
Corridors	T8 Fluorescent lens troffers	Update lighting to LED as part of any planned facility renovations.	2	END	L
Toilets	T8 fluorescent	Update lighting to LED as part of any planned facility renovations.			L
Mech/Storage	Incandescent lighting in basement mechanical room	Update lighting to LED as part of any planned facility renovations.	2	OB	L
Assembly		Provide LED performance lighting and an architectural dimming system			
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Emergency Power	N/A				
Life Safety					
Fire Alarm	FCI conventional. System is currently in trouble, reportedly due to a defective circuit board in control panel. Replacement circuit board is reportedly on order.	Update fire alarm throughout to an addressable system	1	OB	1
Emergency Lighting	Emergency battery units with integral and remote heads. LED illuminated exit signs with integral battery backup.	Update units to LED. Provide outdoor emergency lighting at building exits. All existing units will reach the end of their anticipated useful lives within 20 years.	2	ESL	S
Lightning Protection	N/A				
Intercom/Paging System	Paging amplifier		3	ESL	
Phone System (& Service)	Cisco VOIP phone system		3	ESL	
Clock System	N/A Battery clocks are in use		3	ESL	
Cable (& Service)					
Data System (& Service)	Cat 6 - 2" entrance conduit. MDF consists of an exposed floor mounted rack located in a storage room.	Provide enclosed cabinet in lieu of exposed rack at MDF	2	ESL	S
WIFI	throughout		3	ESL	
Technology / AV Systems (Classrooms)					

SECURITY

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate classroom and conference room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced classroom	0	OB	L
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms lockable from the interior of the classroom via key carried by the teachers		–	–	–
Sightlines between Main Entry and Main Office	Good sightlines between main office and main entrance	resolve as part of renovations	–	–	–
Intrusion Alarm System	Bosch control panel. Alarms are initiated by motion detectors.	System will reach the end of its anticipated useful life within 15 years	3	ESL	L
Security Camera System	N/A	Provide web-based security camera system with DVR			–
Web-based? (Police Access?)	No				
Exterior Coverage (Playgrounds, Site)	None				
Entrances	Aiphone video intercom between main entrance and		3	ESL	
Exterior Emergency Doors	None				
Interior (Corridors, Common Areas)	None				
Digital Video Recording (DVR) System	None				
Door Access Control	Exterior door has keypad at main entrance				
Exterior Door Monitoring	None				
Procedures	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Evacuation	Procedure is current and routinely practiced	No Action Required	–	–	–
Lockdown	Procedure is current and routinely practiced	No Action Required	–	–	–
Lockout	Procedure is current and routinely practiced	No Action Required	–	–	–
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge	No Action Required	–	–	–



OCEAN AVENUE ELEMENTARY SCHOOL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY





GENERAL BUILDING DATA					
Address:	150 Ocean Avenue, Portland, ME				
Grade Levels:	Grades K to 5				
Number of Students:	419				
Number of Faculty and Staff:	83				
Original Construction Date:	2011				
Date of Addition(s):	None				
Building Age:	5 Years				
Building Footprint (SF):	45,051 Square Feet				
Number of Stories:	2				
Building Area (GSF):	70,315 GSF				
Total Site Area (Acres):	11.96 Acres				
Zoning Designation:	R5 Residential				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Parent drop off accessible via Ocean Avenue. Bus drop off accessible via Walton Street. Through connection via mountable curb.	No Action Required	3	ESL	N/A
Parking					
General Layout Description	Observed parking in non-parking space indicating a shortage of availability.	Reconfigure parking lot to allow for more spaces.	2	ESL	I
Paving Materials	Bituminous - Good	No Action Required	3	ESL	I
Curbing Materials & Wheel Stops	1 wheel stop missing at parking, 1 needed 	Replace missing wheel stop and install one additional 	2	ESL	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Number of Spaces (Regular & ADA)	5 ADA - good/compliant. Observed parking outside of designated spaces. 	Reconfigure parking lot to allow for more spaces. 	2	ESL	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good	No Action Required	3	ESL	N/A
Accessible Parking Signage	Good - portable.	No Action Required	3	ESL	N/A
Vehicular Drop-Off & Pick-Up Areas					
Locations	Parent drop off loop off Ocean Ave. Bus loop off Walton Street.	No Action Required	3	ESL	N/A
Car & Bus Separations	Good	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Traffic Markings & Traffic Signage	Good	No Action Required	3	ESL	N/A
Walkway Materials	Observed erosion due to pavement run off. 	Recommend curb around entrance to playground to remediate erosion. 	2	ESL	I
Curb Cuts & Detectable Warning Strips	Need domes at ADA parking.	Install detectible warning panel at ADA parking ramp.	2	ESL	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pedestrian Ramp Location & Materials	Good - lip at side entry could be better. <div></div>	Adjust grade of pavement/sidewalk for ramp to be flush.	2	ESL	S
DOT School Zone Markings/Signage at Street	Good	No Action Required	3	ESL	N/A
Fire Department Access					
Locations	Access to front and sides but not rear.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	3/4	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A
Loading Dock or Leveler	None	No Action Required	0	OB	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 - 10 yd solid with screening	No Action Required	3	ESL	N/A
Fencing					
Locations & Materials	Chain link around playground - good	No Action Required	3	ESL	N/A
Site Topography					
Characteristics	Good	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required	3	ESL	N/A
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Metal bench and picnic table at rear of school. Sculptures at front	No Action Required	3	ESL	N/A
Bicycle Racks	2 at front - Good	No Action Required	3	ESL	N/A
Flagpoles	1 at front	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Site Drainage					
Ponding	At corner of parking lot <div></div>	Install curbing and catch basin to mitigate ponding. <div></div>	2	ESL	I
Catch Basins	Good	No Action Required	3	ESL	N/A
Bio-Retention Area	Good	No Action Required	3	ESL	N/A
Irrigation System	None				
Exterior Building Signage					
Location and Materials	At both entrances - Good	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Per original construction drawings (2011) - Classroom = 40 psf+15psf partitions* - First floor corridor = 100 psf* - Second floor corridor = 80 psf* - Mechanical areas = 150 psf (except for room 235 at 100psf)	No Action Required	4	ESL	-
Foundations / Drainage	Per original drawings: cast-in-place concrete isolated and strip footings. Observations limited to top of concrete stem walls. Good condition.	No Action Required	4	ESL	-
First Floor Construction	Per original drawings: 4 in. thick concrete slab-on-grade with #3@20. Limited observation as the slab is covered in most locations with finishes – Generally in good condition.	No Action Required	4	ESL	-
Second Floor Construction	Per original drawings: 3 in. thick concrete slab on 2 in. metal deck, supported on steel beams spanning to column. Mechanical area near stage is 4 in thick concrete slab on 9/16" metal deck bearing on cold formed joists spanning to cold formed walls. Limited observation as the slab is covered in most locations with finishes – Generally in good condition.	No Action Required	4	ESL	-
Roof Construction	Per original drawings: 1½ in. metal roof deck bearing on steel beams or joist and spanning to steel columns. In some areas the deck is cellular acoustic type. Some roofs have green roofs (trays). Generally in good condition.	No Action Required	4	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Wall Construction	Masonry Veneer with metal stud back up. Generally in good condition.	No Action Required	4	ESL	-
Lateral Load Resistance	Per original drawings: Steel concentric brace frames. Visible in Gym area, other locations noted in the drawings.	No Action Required	4	ESL	-
Fire Resistance	No fireproofing was observed. The school has sprinklers.	No Action Required	4	ESL	-
Expansion Joints	Per original drawings, the structure has one expansion joint (double row of framing 2 ft apart with the slab extending 11 in. leaving a 2" clear gap). Interior finishes joint align with the location of the expansion joint on the inside making it hard to see.	No Action Required	4	ESL	-
Interior Partitions	Metal Stud Walls cover in Gypsum finish (tile facing). Generally in good condition.	No Action Required	4	ESL	-
Additional Observations	Chimney: brick chimney in the north west corner of the school observed from the adjacent roof (per the original drawings, the chimney has a CMU backup). Near the top of the chimney top row of brick is missing mortar and has some effervescence.	Repair mortar	2	END	S

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Clay brick masonry (multiple colors) ground face CMU, corrugated metal siding, and metal siding fascias	No Action Required	4	ESL	N/A
Spalling, Staining, Efflorescence	None observed	No Action Required	-	-	-
Weeps	Weeps were observed to be installed at appropriate locations	No Action Required	4	ESL	N/A
Windows					
Frame Materials	Mixture of aluminum storefront assemblies and aluminum unit windows	No Action Required	4	ESL	N/A
Glazing Type and Color	Clear, insulated glass units (IGU)	No Action Required	4	ESL	N/A
Operable Sash Type and Sash Hardware	Double-hung operable windows	No Action Required	4	ESL	N/A
Storm Windows and Insect Screens	Yes - Insect screens	No Action Required	4	ESL	N/A
Sills	Precast concrete sills	No Action Required	4	ESL	N/A
Lintels	Galvanized steel lintels, unpainted	No Action Required	4	ESL	N/A
Window Treatment (Shades or Blinds)	Manual roller shades with translucent fabric	No Action Required	4	ESL	N/A
Exterior Doors - Main Entrance					
Materials	Painted hollow metal doors with stainless steel frame	No Action Required	4	ESL	N/A
Glazing Type and Color	Clear, insulated glass units (IGU)	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' - code compliant	No Action Required	4	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Mix of painted hollow metal doors with stainless steel frames and aluminum storefront doors and frames	No Action Required	4	ESL	N/A
Lintels	Galvanized steel lintels, unpainted	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' - code compliant	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel pulls, exit devices, and door closers appear in good condition	No Action Required	4	ESL	N/A
Overhead or Coiling Doors	None	No Action Required	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Painted metal siding at roof edges/fascias, metal soffit panels	No Action Required	4	ESL	N/A
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	4	ESL	L
Building Joint Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	4	ESL	L
Flashing					
Material	Stainless steel through-wall flashing	No Action Required	4	ESL	N/A
Condition of joints	Good	No Action Required	4	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat, with limited areas of sloped roof at the entry and Cafetorium	No Action Required	4	ESL	N/A
Material, Type, Color	White EPDM Vegetative modular roof system	Observed to be in good condition; budget for replacement at end of service life in 15-20 years	4	ESL	L
Age	Installed 2010 (6 years)	No Action Required	-	-	-
Roof Edges and Copings	Metal roof edge	No Action Required	4	ESL	N/A
Roof Drains (Covers)	Metal roof drain covers are in good condition	No Action Required	4	ESL	N/A
Condition of Flashings & Transitions	Observed to be in god condition	No Action Required	4	ESL	N/A
Walkway Pads	Located at roof hatches only	No Action Required	4	ESL	N/A
Skylights					

OCEAN AVENUE ELEMENTARY SCHOOL

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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Type (unit or glazed)	Unit skylights, pyramid	No Action Required	4	ESL	N/A
Glazing Type	Clear, insulated glass units (IGU)	No Action Required	4	ESL	N/A
Curbs	Typical for mechanical units and skylights	No Action Required	4	ESL	N/A
Gutters and Downspouts					
Locations and Materials	None	No Action Required	-	-	-
Splash Block or Tied to Storm Drainage	None	No Action Required	-	-	-
Exterior Stairs and Ladders					
Locations and Materials	None	No Action Required	-	-	-
Areaways	None				
Decorative Items or Features					
Types and Locations	Metal louvered sunshades at south elevation of classroom wing	No Action Required	4	ESL	N/A
	Solar hot water panels at south elevation of the gym wing	No Action Required	4	ESL	N/A
Other Observations					
Pests (Wasps, Bees, Bird Nests)	None observed	No Action Required	-	-	-

BUILDING INTERIOR					
General Notes					
Wall Finish Materials	Painted GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L
Main Entrance					
Floor & Base Finish Materials	Carpet tile / recessed metal grating	No Action Required	4	ESL	N/A
Entrance Mats	Recessed metal grating	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Video/Intercom to Main Office	Intercom and buzzer only	No Action Required	4	ESL	N/A
Door Configuration (Vestibule?)	Secured vestibule, electrified door hardware on outer and inner doors	No Action Required	4	ESL	N/A
Door Access Control (FOB / Prox Card)	Key FOB	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel hardware, motorized door operators - good condition	No Action Required	4	ESL	N/A
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	Porcelain tile flooring, rubber base in good condition	No Action Required	4	ESL	N/A
Wall Finish Materials	Partial height ceramic tile, painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Visual Display Surfaces	None	No Action Required	-	-	-
Display Cases	Yes - painted hollow metal frame assembly with glazing	No Action Required	4	ESL	N/A
AV and Interactive Systems	None	No Action Required	-	-	-
Corridors					
Floor & Base Finish Materials	Linoleum tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Lockers	Solid plastic, vented lockers	No Action Required	4	ESL	N/A
Transoms and Borrowed Lights	None	No Action Required	-	-	-
Apparent Rated Corridor Construction	Since the building is sprinklered, the corridors do not require a rating	No Action Required	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Doors opening into corridors were generally equipped with closers	No Action Required	-	-	-
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Equipped with closers and magnetic hold-opens. Code Compliant widths and swings. No labels for rating was observed	No Action Required	4	ESL	N/A
Wall Projecting Objects	None observed	No Action Required	-	-	-
Drinking Fountains	Located in corridors, compliant configuration observed	No Action Required	4	ESL	N/A
Interior Signage					
Materials	Plastic - good condition	No Action Required	4	ESL	N/A
At Code Required Locations?	Yes	No Action Required	-	-	-
Accessibility Compliance	Yes, includes braille lettering	No Action Required	-	-	-
Stairs and Exits					
Floor & Base Finish Materials	Rubber tile and treads, rubber base Walk-off carpet & recessed metal grating at exterior exit doors	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted CMU - good condition, beginning to show wear	Plan to repaint in long term	4	ESL	L
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Tread & Riser Height Uniformity and Nosing Compliance	Code compliant	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Guardrails (height, sphere)	Painted metal guardrails - code compliant	Plan to repaint in long term	4	ESL	N/A
Handrails (height, extensions, profile)	Painted metal handrails - code compliant	Plan to repaint in long term	4	ESL	N/A
Landing Clearances	Code compliant	No Action Required	-	-	-
Minimum Headroom	Code compliant	No Action Required	-	-	-
Presence of Storage Beneath Stairs	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame with glazed sidelites, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel pulls, exit devices, and door closers appear in good condition and code compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Elevators and Lifts					
Elevator Finish Materials	Linoleum flooring, plastic laminate wall panels, plastic	No Action Required	4	ESL	N/A
Cab Size (Gurney)	5'-8" x 7'-10"	No Action Required	4	ESL	N/A
Weight Capacity	4800 lbs / 100 feet per minute	No Action Required	4	ESL	N/A
Number of Stops	2	No Action Required	4	ESL	N/A
Chairlift (finish materials, platform size, clearances)	None	No Action Required	-	-	-
General Purpose Classrooms					
Floor & Base Finish Materials	Linoleum tile, sheet linoleum, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	Mix of markerboards and tackboards	No Action Required	4	ESL	N/A
Sinks (ADA compliance)	Stainless steel sinks, ADA compliant	No Action Required	4	ESL	N/A
AV and Interactive Systems	Ceiling mounted video projectors, smart boards	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors with narrow lites	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant; lockable from interior of room	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Science Classrooms	Not Applicable				
Science Prep Rooms	Not Applicable				
Family & Consumer Science (Home Ec.)	Not Applicable				

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4 - Excellent - New					
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Art Classrooms					
Floor & Base Finish Materials	Linoleum tile, sheet linoleum, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	Mix of markerboards and tackboards	No Action Required	4	ESL	N/A
Sinks (ADA compliance)	Stainless steel sinks, ADA compliant	No Action Required	4	ESL	N/A
AV and Interactive Systems	Ceiling mounted video projectors, smart boards	No Action Required	4	ESL	N/A
Kilns	None	No Action Required	-	-	-
Dark Room	None	No Action Required	-	-	-
Pottery Wheels / Other	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors with narrow lites	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant; lockable from interior of room	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Special Education Classrooms					
Floor & Base Finish Materials	Linoleum tile, sheet linoleum, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	Mix of markerboards and tackboards	No Action Required	4	ESL	N/A
Sinks (ADA compliance)	Stainless steel sinks, ADA compliant	No Action Required	4	ESL	N/A
AV and Interactive Systems	Ceiling mounted video projectors, smart boards	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors with narrow lites	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant; lockable from interior of room	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Performing Arts - Stage	Connected to the Cafeteria				
Floor & Base Finish Materials	Linoleum tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 ACT	No Action Required	4	ESL	N/A
Acoustical Treatments	Fabric wrapped panels	No Action Required	4	ESL	N/A
Theatrical Lighting	Lighting bar with LED theatrical lights	No Action Required	4	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Proscenium curtain with valence, no fire rating observed	No Action Required	4	ESL	N/A
Rigging	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Stage Accessibility	Ramp access from Main Lobby, but not directly from seating area	Propose installing a chairlift to provide access to the stage from the Cafeteria	4	ESL	S
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant; lockable from interior of room	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Other	Operable partition separating stage from Cafeteria	No Action Required	4	ESL	N/A
Performing Arts - Music Rooms					
Floor & Base Finish Materials	Carpet tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Acoustical Treatments	None	No Action Required	-	-	-
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	Mix of markerboards and tackboards	No Action Required	4	ESL	N/A
Sinks (ADA compliance)	Stainless steel sinks, ADA compliant	No Action Required	4	ESL	N/A
AV and Interactive Systems	Ceiling mounted video projectors, smart boards	No Action Required	4	ESL	N/A
Assistive Listening	None	No Action Required	-	-	-
Practice Rooms	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors with narrow lites	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant; lockable from interior of room	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Library / Media Center					
Floor & Base Finish Materials	Carpet tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB, fabric wrapped acoustic panels	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT, painted GWB soffits	No Action Required	4	ESL	N/A
Stacks	Low, wood veneer	No Action Required	4	ESL	N/A
Carrels	None	No Action Required	-	-	-
Shelves	Medium height, wood veneer	No Action Required	4	ESL	N/A
Circulation Desk	Wood veneer with plastic laminate counter top, ADA compliant	No Action Required	4	ESL	N/A
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	Stainless steel sink, ADA compliant	No Action Required	4	ESL	N/A
Workroom / Staff Areas	Yes, similar finishes	No Action Required	4	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
AV and Interactive Systems	Manual wall mounted projection screen, mobile cart with video projector	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors with full glazing and side lites	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant; lockable from interior of room	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Gymnasium					
Floor & Base Finish Materials	Sheet linoleum flooring, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	Exposed structure, acoustic metal roof deck	No Action Required	4	ESL	N/A
Wall Pads	Yes, behind main court backstops	No Action Required	4	ESL	N/A
Acoustical Treatments	Tectum wall panels	No Action Required	4	ESL	N/A
Drinking Fountains	Yes, stainless steel and ADA compliant	No Action Required	4	ESL	N/A
Backstops (quantity, mounting type, manual/motorized)	(3) fixed, ceiling mounted (1) manually operated ceiling mounted	No Action Required	4	ESL	N/A
Scoreboard and Time Clocks	(1) scoreboard	No Action Required	4	ESL	N/A
Bleachers	Yes, telescoping bleachers, wood with plastic seats	No Action Required	4	ESL	N/A
Dividing Curtains	None	No Action Required	-	-	-
Rock Climbing Wall	None	No Action Required	-	-	-
Climbing Ropes	None	No Action Required	-	-	-
Visual Display Surfaces	Markerboard	No Action Required	4	ESL	N/A
AV and Interactive Systems	Sound system	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frame, wood veneer doors with narrow lites	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Natatorium					
	Not Applicable				
Weight Room / Fitness Room					
	Not Applicable				
Locker Rooms					
	Not Applicable				
Locker Area Toilet Rooms					
	Not Applicable				
Cafeteria					
Floor & Base Finish Materials	Porcelain floor tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	Exposed structure, acoustic metal roof deck	No Action Required	4	ESL	N/A
Casework	Solid surface sink counters	No Action Required	4	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	Stainless steel and ADA compliant	No Action Required	4	ESL	N/A
Drinking Fountains	Stainless steel and ADA compliant	No Action Required	4	ESL	N/A
Acoustical Treatments	Fabric wrapped acoustic panels	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors with full glazing	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Kitchen and Servery	(See Food Service Below)				
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	Linoleum tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	Tackboard	No Action Required	4	ESL	N/A
Sinks (ADA compliance)	Stainless steel and ADA compliant	No Action Required	4	ESL	N/A
AV and Interactive Systems	None	No Action Required	-	-	-
Workstations (FF&E)	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors with narrow glazing	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Nurse and Health					
Floor & Base Finish Materials	Linoleum tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	None	No Action Required	4	ESL	N/A
Sinks (ADA compliance)	Stainless steel and ADA compliant	No Action Required	4	ESL	N/A
Privacy Curtains (no. of rest areas)	(1) bed, no curtains	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors with narrow glazing	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Administration Office Area					
Floor & Base Finish Materials	Linoleum tiles, carpet tile, rubber base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x2 tegular ACT	No Action Required	4	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	Wood veneer, plastic laminate counter tops	No Action Required	4	ESL	N/A
Visual Display Surfaces	None	No Action Required	-	-	-
Reception / Waiting (location, no. of seats)	Yes, seating for 4	No Action Required	4	ESL	N/A
Conference Room	Yes, similar finishes and condition level	No Action Required	4	ESL	N/A
Workstations (FF&E)	2 workstations in reception	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile flooring and base	No Action Required	4	ESL	N/A
Wall Finish Materials	Ceramic tile and painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Toilet Partitions	Solid plastic partitions	No Action Required	4	ESL	N/A
Plumbing Fixtures	Ceramic wall mounted toilets and lavatories	No Action Required	4	ESL	N/A
Mirrors	Wall mounted and ADA compliant	No Action Required	4	ESL	N/A
Accessories	ADA compliant grab bars	No Action Required	4	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Fully accessible	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Staff Toilets					
Floor & Base Finish Materials	Ceramic tile flooring and base	No Action Required	4	ESL	N/A
Wall Finish Materials	Ceramic tile and painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Toilet Partitions	None	No Action Required	-	-	-
Plumbing Fixtures	Ceramic wall mounted toilets and lavatories	No Action Required	4	ESL	N/A
Mirrors	Wall mounted and ADA compliant	No Action Required	4	ESL	N/A
Accessories	ADA compliant grab bars	No Action Required	4	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Fully accessible	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Mechanical and Service Spaces					
Floor & Base Finish Materials	Sealed concrete floor, no base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB	No Action Required	4	ESL	N/A
Ceiling Finish Materials	Exposed structure	No Action Required	4	ESL	N/A
Sinks	None	No Action Required	4	ESL	N/A
Tool and Supply Storage	Yes	No Action Required	4	ESL	N/A
Equipment Housekeeping Pads	Yes	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Controls					
ADA Height of Light switches, intercom call buttons, etc.	All appear to be mounted at ADA compliant heights	No Action Required	4	ESL	N/A

FOOD SERVICE					
Floor Finish & Base Materials	Quarry tile flooring and base	No Action Required	4	ESL	N/A
Wall Finish Materials	Painted GWB and fiberglass wall panels	No Action Required	4	ESL	N/A
Ceiling Finish Materials	2x4 washable ACT	No Action Required	4	ESL	N/A
Serving Line	Equipment appeared to be in good condition	No Action Required	4	ESL	N/A
Food Service Equipment	Equipment appeared to be in good condition	No Action Required	4	ESL	N/A
Exhaust Hood	Exhaust hood with Ansul fire protection system	No Action Required	4	ESL	N/A
Walk-In Units	No, only upright refrigeration and chest freezer units	No Action Required	4	ESL	N/A
Overhead or Counter Doors	Motorized aluminum overhead doors	No Action Required	4	ESL	N/A
Door Material (Including Frame & Glazing)	Painted hollow metal frames, wood veneer doors	No Action Required	4	ESL	N/A
Door Hardware	Stainless steel and code compliant	No Action Required	4	ESL	N/A
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	4	ESL	N/A
Floor Sink in separate area	Yes	No Action Required	4	ESL	N/A
3-pot sink	Yes	No Action Required	4	ESL	N/A
Handwash sinks	Yes	No Action Required	4	ESL	N/A

FIRE PROTECTION					
Fire Service	Municiple 6"		3	ESL	L
Type of Sprinkler System	NFPA 13 Complete wet system	Heads have a 25 year service life			
Cross Connection Prevention	Yes 4" testable	Maintenance-testing	3	ESL	L
Sprinklers	Upright & Pendant	Maintenance	3	ESL	L
Special Systems	NA				
Fire Department Connection	Yes Knox storz guard	No Action Required			

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Misc. Fire Protection	NA				
Ansul Hood	NA				
PLUMBING					
Water Service	Municiple 4"				
Cold Water System	Testable backflow protection	Maintenance			
Hot Water System	Indirect from boilers and solar hot water maker		3	ESL	L
Sanitary Waste and Vent System	PVC		3	ESL	L
Storm Drain System	PVC		3	ESL	L
Plumbing Fixtures	ADA low flow 2011 mfg.	Plumbing fixtures have a 30 sevice life	3	ESL	L
Drinking Fountains / Water Coolers	Water cooler w/bottle fill	Expected service life 15 years	3	ESL	L
Natural Gas	4" entrance below boiler room				
Kitchen Gas Service & Shut-Offs	Yes				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Nat Gas		3	ESL	L
Heating Plant	(2) Superior Boilers, model 4-x-205 hot water, 2010 mfg., 1,339 MBH output each.	Expected service life 20 years with rebuild of refractory and tube sheet	3	ESL	L
Air Conditioning (Yes/No/Limited)	Yes/Limited to -administration-media (2011 mfg)	Expected service life 15 - 20 years	3	ESL	L
Cooling Plant	Air cooled 30 ton Trane CGAM 030F 2011 mfg.	Expected service life 15 - 20 years	3	ESL	L
Air Handling Unit Systems VAV Cooling	AHU VAV reheat with chilled water cooling	Expected service life 15 - 20 years	3	ESL	L
Air Handling Unit Systems VAV Displacement	AHU w/ ERU VAV displacement corner diffusers	Expected service life 15 - 20 years	3	ESL	L
Pumps	Hot water & Chilled water 2011 mfg.	Expected service life 15 - 20 years	3	ESL	L
Terminal Unit Systems	VAV terminals displacement & VAV w/reheat AC units	Expected service life 15 - 20 years	3	ESL	L
Terminal Unit Systems	Radiant panels classes/toilets & CUHs at Vestibules	Expected service life 15 - 20 years	3	ESL	L
Exhaust Systems	Kitchen hood with MUA	Expected service life 15 - 20 years	3	ESL	L
Exhaust Systems	Miscellaneous & via AHU w/ERU 100% ventilation	Expected service life 15 - 20 years	3	ESL	L
Piping System	Steel and copper	No Action Required	3	ESL	L
Automatic Temperature Controls	DDC Electric w/ full graphics	Upgrade software and controller maintenance	3	ESL	S
Natatorium Systems	NA				

ELECTRICAL					
Service	500 kVA pad-mount utility XFMR		3	ESL	

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wiring	underground				
Equipment	GE Main-Circuit-Breaker Panelboard		3	ESL	
Rating	1200A 480/277V 3-phase, 4-wire				
Distribution System					
Panels	GE panelboards - 2011 vintage		3	ESL	
Motor Controls					
Wiring	Single conductors in conduit		3	ESL	
Branch Circuits	Single conductors in conduit where exposed		3	ESL	
Site Lighting (type & material)	Metal Halide "shoebox" style pole mounted fixtures		3	ESL	
Exterior Building Lighting	Metal halide wall packs		3	ESL	
Interior Lighting					
Classrooms	Pendant linear direct/indirect T8 Fluorescent with daylight responsive dimming.		3	ESL	
Offices	Recessed T8 fluorescent direct/indirect		3	ESL	
Corridors	Decorative compact fluorescent sconces		3	ESL	
Toilets	T8 fluorescent wrap-around style		3	ESL	
Mech/Storage	T8 fluorescent strips with wire guards		3	ESL	
Assembly	Compact fluorescent pendant luminaires in Cafetorium and Library. Stage lighting is quartz halogen controlled by manual dimmers.		3	ESL	
Gym	T5 fluorescent high-bays		3	ESL	
Emergency Power	N/A				
Life Safety					
Fire Alarm	Gamewell FCI E3 Series addressable FACP		3	ESL	
Emergency Lighting	Emergency battery units with self-diagnostics and remote DC heads		3	ESL	
Lightning Protection	N/A				
Intercom/Paging System	Rauland Telecenter		3	ESL	
Phone System (& Service)	Cisco VOIP phone system - 4" entrance conduit plus 4" spare				
Clock System	Original clock system failed and was replaced by battery clocks		3	ESL	
Cable (& Service)	4" entrance conduit		3	ESL	
Data System (& Service)	4" entrance conduit		3	ESL	
WIFI	throughout		3	ESL	
Technology / AV Systems (Classrooms)	All classrooms are equipped with ceiling mounted projectors and smart boards		3	ESL	
SECURITY					
Secure Entry Vestibule	Yes	No Action Required	4	ESL	N/A

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CATEGORY			DESCRIPTION AND GENERAL COMMENTS		
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure			Yes		
Sightlines between Main Entry and Main Office			Very good visibility between main office and main entry vestibule		
Intrusion Alarm System			Honeywell control panel. Motion detectors are located in corridors and classrooms.		
Security Camera System			8 cameras monitor grounds behind school. The City is reportedly in the process of replacing the existing cameras with units that will be connected to the Video Insight system.		
Web-based? (Police Access?)			No		
Exterior Coverage (Playgrounds, Site)			Yes		
Entrances			Yes		
Exterior Emergency Doors			Yes		
Interior (Corridors, Common Areas)			Limited coverage		
Digital Video Recording (DVR) System			Yes		
Door Access Control			At main entry and stair exterior doors		
Exterior Door Monitoring			Lenel access control system - card readers are located at all exterior doors. Line of sight at main entrance and Alphone intercom between main entrance vestibule interior door and main office.		
Panic Alarm System			Part of security/access control system. Panic buttons are located at reception desk in main office.		
Credentials/ID System for Faculty, Staff, and Visitors			Yes - sign-in and badging		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA					
Address:	4 Church Street, Peaks Island, ME 04108				
Grade Levels:	K-5				
Number of Students:	38				
Number of Faculty and Staff:	23				
Original Construction Date:	1869				
Date of Addition(s):	Additions in 1950 and 1953				
Building Age:	147 Years				
Building Footprint (SF):	10,300				
Number of Stories:	2				
Building Area (GSF):	13,100				
Total Site Area (Acres):	0.9605				
Zoning Designation:	IR-2 Island Residential				

SITE					
Building Entrances					
Connection to accessible route and accessibility	35 students, K-5. Smoking observed on school grounds. Gates open onto play area.	Secure playground area.	2	ESL	I
Parking					
General Layout Description	Parking not defined.	No Action Required	3	ESL	N/A
Paving Materials	Bituminous				
Curbing Materials & Wheel Stops	Granite & Wood				
Number of Spaces (Regular & ADA)	None	Designate at least one parking space for ADA.	0	OS	I
Size of Spaces	N/A				
Parking Striping Condition	N/A				
Accessible Parking Signage	N/A				
Vehicular Drop-Off & Pick-Up Areas					
Locations	No buses. 5 minute pick-up/drop-off zone across the street on Church Avenue.	No Action Required	3	ESL	N/A
Car & Bus Separations	N/A				
Vehicular & Pedestrian Circulation					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Observed Circulation Patterns	Rock steps to gate with worn path. 	Rail/Handrail needed. Adjust grades/provide steps. 	2	ESL	I
Traffic Markings & Traffic Signage	None within school grounds.	No Action Required	3	ESL	N/A
Walkway Materials	None around building.	No Action Required	3	ESL	N/A
Curb Cuts & Detectable Warning Strips	No Panels 	Install panels at crosswalk.	2	ESL	I
Pedestrian Ramp Location & Materials	None - Main Entry flush entrance.	No Action Required	3	ESL	N/A
DOT School Zone Markings/Signage at Street	Limited School Zone Signs	Install additional signage.	2	ESL	I
Fire Department Access					
Locations	Full	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	Bituminous on right to ?. Grass open area at rear. Dead tree at fire egress. Fire egress/escape onto steep/shelved grade.	Install switch back at rear for emergency ADA exit.			
Service Area					
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A
Loading Dock or Leveler	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Trash & Recycling Containers (# & Size), Trash Compactor (size)	Small roller recycle bins. 	No Action Required	3	ESL	N/A
Fencing					
Locations & Materials	Chain link - Good	No Action Required	3	ESL	N/A
Site Topography					
Characteristics	Rocky, steep	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required	3	ESL	N/A
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	No trash bin in play area (not a lot of littler). 	Benches need replacement	2	ESL	I
Bicycle Racks	Several - Not used	No Action Required	3	ESL	N/A
Flagpoles	1 at front - Good	No Action Required	3	ESL	N/A
Site Drainage					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ponding	On Island Avenue - Mulch side slope with woven fabric. 	Remove fabric and riprap or other stabilization. Remove knot weed.	1	END	I
Catch Basins	None	No Action Required	-	-	-
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Other Observations	Erosion at gate near basketball court , runoff from Pleasant.  	Check dam at gate to eliminate scour/erosion.	2	ESL	I
Exterior Building Signage					
Location and Materials	Sign on building.	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Unknown.	No Action Required	3	ESL	-
Foundations / Drainage	Foundation appeared to be a mix of stone and concrete; some minor cracks and scaling of concrete.	No Action Required	3	ESL	-
First Floor Construction	Wood/timber construction viewed from basement; open checks (cracks) in wood beams.	Provide stitch screws to hold cracks closed	2	ESL	S
Second Floor Construction	Presumed wood framing similar to first floor; plaster ceiling prohibited access.	No Action Required	3	ESL	-
Roof Construction	Presumed wood construction for bulk of building, steel joists & tectum at gym. Overall conditions appeared okay. See below for specific conditions.	No Action Required	3	ESL	-
	A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Wall Construction	Multi-wythe brick masonry construction; gym appeared to be load bearing CMU with brick façade See below for specific conditions:				
Exterior Wall Construction	A. Masonry repoint program was in progress at time of visit. Review of that program is beyond the scope of this evaluation. It is presumed that missing mortar will be repaired	Verify all joints, including granite foundation joints, to be re-pointed.	4-Mar	ESL/N	-
Exterior Wall Construction	B. Moisture penetrating to gym CMU- Unclear if roof overflow or water getting through wall system	Ensure roof drainage is correct; seal with breathable sealer	2	ESL	S
Exterior Wall Construction	C. At stage opening, cracked CMU at steel beam bearing, CMU joints that need to be repointed	Replace CMU at beam bearing, repoint joints	2	ESL	S
Exterior Wall Construction	D. Lintels rusted with apparent rust jacking	Replace lintels	2	END	S
Exterior Wall Construction	E. Cracking noted interior of boiler room; not apparent if part of current repair program.	Replace inner wythe of brick.	2	END	S
Lateral Load Resistance	Unreinforced brick masonry walls at exterior. At gym CMU walls. Wood floors act as diaphragm. Historic LFRS may be considered obsolete by modern standards but appropriate based on age of building.	No Action Required	3	ESL	-
Fire Resistance	Fire resistance relies on non-flammable exterior wall construction and plaster to protect construction. (Structural review excludes sprinkler system).	No Action Required	3	ESL	-
Expansion Joints	Historic construction does not include expansion joints; typical of era, only issue in seismic event.	No Action Required	-	-	-
Interior Partitions	Plaster partitions; some likely backed with brick masonry or terra cotta.	No Action Required	3	ESL	-
Additional Observations	Exist fire escape with severely corroded steel; spalling at foundation bearing.	Repair foundations and replace or repair fire escape	1	OB	1

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Brick masonry, isolated areas of cracking, isolated areas of spalling. Brick and mortar are showing their age, areas of mortar deteriorating. Glass block, many broken units, universally discolored. Metal panel above window units, in good condition.	Remove and replace spalling brick. Continue repointing efforts around entire brick envelope. Remove glass block. Replace with thermally broken aluminum system.	2	OB	S
Spalling, Staining, Efflorescence	Efflorescence is occurring in swatches across the brick envelope, particularly at the chimney.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue.	2	ESL	S
Weeps	None	No Action Required.	-	-	-
Windows					
Frame Materials	Thermally broken aluminum window units. All are in fair condition.	No Action Required..	3	ESL	N/A
Glazing Type and Color	Clear insulated glass.	No Action Required.	3	ESL	N/A
Operable Sash Type and Sash Hardware	Mix of double hung, inward swinging awning hoppers.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Storm Windows and Insect Screens	Insect screens. Missing or broken in some locations.	Replace missing or broken insect screens.	2	ESL	S
Sills	Mix of aluminum integral to window unit, precast concrete, granite, and brick. All in good condition, however concrete sills at building rear showing staining from nearby trees.	Light pressure wash precast concrete sills at rear where stained.	2	ESL	I
Lintels	Steel lintels typically in fair condition. A few lintels are showing considerable rust, corrosion.	Replace a few steel lintels with galvanized lintels. Remove and replace with new brick above lintel to 3 courses. Remove sealant between brick and lintel, which may be trapping water. Refinish, repaint all steel lintels.	2	END-ESL	S
Window Treatment (Shades or Blinds)	Shades	No Action Required.	3	ESL	N/A
Exterior Doors - Main Entrance					
Frame Materials	Painted wood frame. In fair condition but dated.	Recommend replacement of entrance system with thermally broken aluminum system to improve longevity and energy-efficiency.	2	OB	S
Glazing Type and Color	Single pane, clear glazing.	Recommend replacement of glazing when entry system is replaced (See above).	2	OB	S
Door Widths and Clearances	Compliant	No Action Required.	3	ESL	N/A
Accessibility	Main entry does not have ADA door open push button.	Recommend providing ADA push button door access.	0	OB	I
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Mix of HM doors and HM frames, and wood doors and wood frames. All exterior doors are in poor condition - wood materials are rotting, and HM materials are rusting.	Recommend replacement of all exterior doors and frames.	2	OB	S
Lintels	Steel lintels typically showing considerable rust, corrosion.	Replace all steel lintels at exterior doors. Remove 3 courses of brick above. Replace with new galvanized steel lintel with proper flashing, replace with new brick above.	2	END	S
Door Widths and Clearances	Door widths are typically compliant. Clearances are not provided at one exterior doors. All exterior doors (excluding main entry) are an accessibility issue.	Construct exterior concrete landing and stair for 1 door.	0	OB	I
Door Hardware	Aluminum, mix of compliant handles and non-compliant knobs.	Recommend replacing all door hardware when doors are replaced.	1	OB	S
Overhead or Coiling Doors	None	No Action Required.	-	-	-
Fascia, Trim, Soffits & Overhangs					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials	EIFS at main entry. Cracking at edges, discoloration throughout.	Patch and repaint.	2	END	S
	Wood soffit overhang at building perimeter, occurs only at main building volume. Paint is chipping, wood is worn.	Refinish and repaint wood soffit overhang.	2	END	S
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Sealants around window and door perimeters generally cracking, peeling. Around the building, sealants are approaching the end of their expected life.	Remove and replace sealant at all doors, and windows. Remove sealant at lintels to allow for proper drainage.	2	END	S
Building Joint Sealant	Building sealant is generally cracking, peeling. Approaching the end of their expected life.	Remove and replace all building sealants.	2	END	S
Flashing					
Material	Flashing is not apparent at sills and headers, lintels. Remove sealant in these areas to inspect for presence of flashing and to allow for proper drainage.	Remove sealants at headers, sills, lintels.	2	END	S
Condition of joints	Inspect with removal of sealant (detailed above).	Remove sealant (see above).	-	-	-
Roof Assembly & Flashing					
Flat or Sloped Geometry	Sloped deck with tapered insulation. Roof above kitchen may not be draining properly. Visit was made after rainstorm. Debris on roof in area of pooling.	Remove debris on roof, investigate if draining properly.	2	ESL	S
Material, Type, Color	Black EPDM in good condition	No Action Required.	3	ESL	N/A
Age	2011	No Action Required.	-	-	-
Roof Edges and Copings	Flush roof edge. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia on high roof looks new. Fascia around low roofs (east, west, and gym wings) is functional but corroded, stained.	Recommend removing existing fascia, and replacing with new.	2	END	L
Roof Drains (Covers)	Mix of aluminum, plastic. One plastic cover is broken.	Replace plastic cover. Remove debris from all.	2	END	I
Condition of Flashings & Transitions	Flashings and transitions in good condition	No Action Required.	3	ESL	N/A
Walkway Pads	Installed in a few locations.	No Action Required.	-	-	-
Skylights					
Type (unit or glazed)	1 Dome unit. In good condition.	No Action Required.	3	ESL	N/A
Glazing Type	Polycarbonate.	No Action Required.	3	ESL	N/A
Curbs	Properly lapped and sealed.	No Action Required.	3	ESL	N/A
Gutters and Downspouts					
Locations and Materials	None	No Action Required.	-	-	-
Splash Block or Tied to Storm Drainage	None	No Action Required.	-	-	-
Exterior Stairs and Ladders					
Locations and Materials	Not all roof areas were accessible. One heavily rusted roof ladder.	Provide roof access ladder to upper roof, and lower Eastern roof. One existing ladder is rusted, dangerous. It should be removed.	2	END	S
Exterior Exit Stairs	Rusted metal caged exterior fire escape. Probably dangerous.	Remove.	1	OB	I

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Rusted railing at exterior concrete step outside gymnasium.	Refinish, repaint steel railing.			
	Wood stairs at rear building exit are deteriorating, rotting. Wood guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove exterior wood steps and railing. Replace with new steel exterior stair system	1	OB	I
	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	OB	I
	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	OB	I
Areaways					
	None	No Action Required.	-	-	-
Decorative Items or Features					
Types and Locations	None	No Action Required.	-	-	-
Other Observations					
Pests (Wasps, Bees, Bird Nests)	Roof access is through 2nd floor library door. Door was not locked - provides easy access to young children	Lock door.	-	-	-

BUILDING INTERIOR					
General Notes					
Wall Finish Materials	Painted GWB, plaster. GWB showing scuffs and dents. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	S
Classroom Casework	Stained wood casework. Wood is dented and stained, aged. Heavy wear and tear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Accessibility	Lack of elevator in building makes this school inaccessible. Also, multiple level changes at first level make this building an accessibility nightmare, and would make efforts to make this school accessible extremely expensive and would require extensive renovation.	-	-	-	-
Main Entrance					
Floor & Base Finish Materials	VCT Floor and rubber base. In good condition.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Entrance Mats	Loose walk-off carpets.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule (no existing vestibule, but recommending adding one below). Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	Painted GWB. In good condition.	Recommend re-painting as part of standard maintenance practice	3	ESL	N/A
Ceiling Finish Materials	2 x 2 ACT. In good condition.	No Action Required.	3	ESL	N/A
Video/Intercom to Main Office	Intercom to main office.	No Action Required.	3	ESL	N/A
Door Configuration (Vestibule?)	No vestibule.	Provide vestibule separation, primarily for security reasons.	0	OB	S
Door Access Control (FOB / Prox Card)	None	No Action Required.	-	-	-
Door Hardware	Aluminum pull handle, push plate.	Recommend replacing hardware along with door.	3	OB	S
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
	There is no 'main lobby', part of first floor corridor.	-	-	-	-
Corridors					
Floor & Base Finish Materials	Lower level - VCT w/ rubber base, wood floor w/ wood base. VCT is in good condition. Wood floor showing clear signs of age, damage from use, as well as water damage in areas. Some areas of wood floors are buckled, could present a tripping hazard. Upper level - wood floor with wood base, in same condition as floors on lower level.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L
Wall Finish Materials	Painted GWB, plaster. GWB showing scuffs and dents. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	S
Ceiling Finish Materials	2 x 2 ACT	No Action Required.	3	ESL	N/A
Lockers	None	No Action Required.	-	-	-
Transoms and Borrowed Lights	None	No Action Required.	-	-	-
Apparent Rated Corridor Construction	None	No Action Required.	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Mix of doors with and without fire rating. Most are on closers. Clearance issues at some doors. Swings and widths are typically code compliant. Doors to service rooms typically have knobs for hardware. Doors typically very worn, showing wear and tear from heavy use.	Replace all doors.	2	END	S
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Typically rated doors with safety glazing. Doors on closers with hold opens, swing and widths are compliant.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Projecting Objects	Wood shelf in upper corridor projects into corridor clearance. Two drinking fountains project into corridor clearance.	Remove wood shelf. Provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0	OB	I
Drinking Fountains	Two in lower corridor. ADA compliant.	No Action Required.	3	ESL	N/A
Interior Signage					
Materials	Typically laminated paper.	Provide consistent code compliant signage throughout the entire building.	0	OB	I
At Code Required Locations?	Not at code required locations. Signs are either mounted to high or rooms are missing signs all together. Second exit signs are missing above the exterior egress doors in all exit vestibules.	Recommend providing consistent code compliant signage throughout the entire building.	0	OB	I
Accessibility Compliance	Room sign tags are not compliant in size, character and location.	Provide signage to comply with character proportion, height, raised, brailled characters and pictorial symbol sign requirements	0	OB	I
Stairs and Exits					
Floor & Base Finish Materials	Wood stairs, wood trim. Neither stair to second floor is code compliant for many reasons. Not proper width, riser height, or tread finish. Not proper clearances at landings. Railings non-compliant. These stairs within corridors typically do not have compliant handrails (no guardrails, no extensions, risers not the right height).	The two main stairs leading to the second floor should be removed entirely, replaced with entirely new code compliant stairs. For stairs within corridors - short term, remove and replace existing handrails with new handrails, remove and replace stair tread finish. Long term, remove stairs within corridors entirely for ease of accessibility.	0	OB	I
Wall Finish Materials	Painted plaster. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	S
Ceiling Finish Materials	Painted plaster	Patch and repaint plaster at all stair locations.	2	OB	S
Tread & Riser Height Uniformity and Nosing Compliance	Non-compliant (see above)	Remove both stairs, replace with code-compliant stairs	0	OB	I
Guardrails (height, sphere)	Non-compliant (see above)	Remove, replace	0	OB	I
Handrails (height, extensions, profile)	Non-compliant (see above)	Remove, replace	0	OB	I
Landing Clearances	Non-compliant (see above)	Remove, replace	0	OB	I
Minimum Headroom	Compliant.	No Action Required.	-	-	-
Presence of Storage Beneath Stairs	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood door, wood frame. Full lite of single-pane glass. Showing signs of heavy wear and tear.	Replace door.	2	END	S
Door Hardware	Aluminum push plates, non compliant.	Replace with compliant panic hardware when door is replaced.	0	OB	I
Door Widths and Clearances	Not enough landing clearance at top of stairs, door too narrow.	Issue resolved if stair is replaced.	0	OB	I
Elevators and Lifts					
	None				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Kindergarten Classrooms					
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L
Wall Finish Materials	Painted plaster. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	S
Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster ceiling.	2	END	S
Casework and Cubbies	Wood casework showing age, wear and tear. Wood trim showing same signs of age, wear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Wood framed island, laminate top, aluminum edge banding. Appears to be compliant, but island has dated and worn finishes.	Consider replacing with any large scale renovation work.	3	ESL	N/A
AV and Interactive Systems	None	Recommend planning for a consistent technology approach for all classrooms	-	-	-
Door Material (Including Frame & Glazing)	Wood Door, wood frame, narrow lite with safety glass. Showing signs of age, worn.	Replace wood veneer door.	2	END	S
Door Hardware	Aluminum handle. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Not enough pull-side clearance.	Re-configure door to allow for clearance.	3	ESL	N/A
Kindergarten Toilet Rooms					
	None				
General Purpose Classrooms					
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L
Wall Finish Materials	Painted plaster. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	S
Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	S
Casework	Wood casework showing age, wear and tear. Wood trim showing same signs of age, wear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Whiteboards, tackboards	No Action Required.	3	ESL	L
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Wall-mounted speaker.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Door Material (Including Frame & Glazing)	Wood door and frame, typically 1/2 lite. Showing signs of age, worn.	Replace all classroom doors.	2	END	S
Door Hardware	Pull handle.	No Action Required.	3	ESL	L
Door Widths and Clearances	ADA clearances at classroom doors non-compliant.	Re-configure door areas/walls/furniture to achieve proper clearances.	0	OB	I
Science Classrooms					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	None				
Science Prep Rooms					
	None				
Family & Consumer Science (Home Ec.)					
	None				
Art + Music Classroom					
Floor & Base Finish Materials	VCT floor, no rubber base	Provide rubber base.	2	OB	S
Wall Finish Materials	Carpet	Replace with better acoustic material.	2	OB	S
Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	S
Casework	Plastic laminate, wood. Original built-in casework showing age, clear wear and tear. Wood trim showing same signs of age, wear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Visual Display Surfaces	Chalkboard, tackboards.	Replace chalkboard with whiteboard	2	OB	S
Sinks (ADA compliance)	1 sink, non-compliant.	Replace with ADA compliant sink	2	OB	S
AV and Interactive Systems	Old wall-mounted speaker.	Recommend planning for a consistent technology approach for all classrooms.	2	END	S
Practice Rooms	None	No Action Required.	-	-	-
Assistive Listening	None	No Action Required.	-	-	-
Kilns	None	No Action Required.	-	-	-
Dark Room	None	No Action Required.	-	-	-
Pottery Wheels / Other	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood doors, wood frames. Showing signs of age, worn.	Replace door and frame.	2	END	S
Door Hardware	Hardware generally compliant, however closet door has knob	Replace knob with pull handle on closet door	0	OB	I
Door Widths and Clearances	ADA clearance an issue at main door	Re-configure door area for proper pull clearance	0	OB	I
Technology Classrooms					
	None				
Special Education Classrooms					
	None				
Performing Arts - Auditorium					
	See Gymnasium				
Performing Arts - Stage					
Floor & Base Finish Materials	Wood floor, wood base.	Strip and refinish floor.	2	ESL	L
Wall Finish Materials	Painted CMU. Paint chipping, peeling away in some areas.	Repaint when gym is repainted.	2	END	S
Ceiling Finish Materials	Exposed beams, tectum deck.	No Action Required.	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Acoustical Treatments	Tectum deck.	Consider adding acoustic wall panels.	-	-	-
Theatrical Lighting	Mix of incandescent and fluorescent bulbs above stage.	Consider upgrading to system with more lighting control.	0	OB	S
Stage Curtains (fire, proscenium, back of house)	Single set of stage curtains. No proscenium or back of house.	No Action Required.	-	-	-
Rigging	None	No Action Required.	-	-	-
Stage Accessibility	Stage is not accessible - stairs from kitchen are blocked, no ramp. Besides climbing on front of stage from gym, rear entry to stage is through classroom.	Remove existing stair (which is non-compliant to begin with). Reconfigure kitchen space for stage access and provide new code complaint stair and railings/guardrails. Install lift in kitchen for ADA accessibility.	0	OB	I
Door Material (Including Frame & Glazing)	Wood door, wood frame. No glazing. Showing signs of age, worn.	Replace wood door and frame.	2	END	S
Door Hardware	Stage door has knob	Replace hardware with door replacement.	0	OB	I
Door Widths and Clearances	Doors and stairs associated with stage access are non compliant.	Remove stair and doors (detailed above).	0	OB	I
Performing Arts - Music Rooms					
	See Art + Music Classroom				
Library / Media Center					
Floor & Base Finish Materials	Carpet, wood base. Both are old, and very worn.	Replace carpet, strip and refinish wood base	2	END	S
Wall Finish Materials	Painted plaster. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	S
Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster ceiling.	2	END	S
Casework	Wood casework showing age, wear and tear. Wood trim showing same signs of age, wear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Stacks	See Shelves	-	-	-	-
Carrels	None	No Action Required.	-	-	-
Shelves	Plastic Laminate. In good condition.	No Action Required.	3	ESL	N/A
Circulation Desk	Wood. Very worn, showing heavy denting and marking. Small desk.	Replace with new larger, plastic laminate circulation desk with resilient edge banding.	2	OB	S
Visual Display Surfaces	Tackboards, Chalkboards.	Replace chalkboards with whiteboards.	2	OB	B
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Workroom / Staff Areas	None	No Action Required.	-	-	-
AV and Interactive Systems	Movable projector screen, movable projector cart.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite, safety glazing. Doors showing signs of age, wear and tear	Replace door and frame.	2	END	S
Door Hardware	Compliant, aluminum pull-handle hardware.	Replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Gymnasium					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear.	Remove, replace wood base with vented rubber base.	2	END	S
Wall Finish Materials	Painted CMU. Generally, paint is chipping away, deteriorating. CMU is cracking in isolated areas.	Repaint all gym walls. Remove and replace cracked CMU block. Patch cracked mortar between CMU blocks.	2	END	S
Ceiling Finish Materials	Exposed joists, tectum deck (painted).	No Action Required.	3	ESL	N/A
Wall Pads	None	Add wall pads behind main hoops.	0	OB	S
Acoustical Treatments	None	No Action Required.	-	-	-
Drinking Fountains	None inside gym, but provided outside of gym.	No Action Required.	-	-	-
Backstops (quantity, mounting type, manual/motorized)	4 fixed backstops. One backstop is missing hoop ring. Others are in fair condition.	Replace 1 hoop, maintain other 3.	2	END	S
Scoreboard and Time Clocks	Scoreboard with timeclock provided.	No Action Required.	3	ESL	N/A
Bleachers	None	No Action Required.	-	-	-
Dividing Curtains	None	No Action Required.	-	-	-
Rock Climbing Wall	None	No Action Required.	-	-	-
Climbing Ropes	Four climbing ropes. In good condition.	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards. In good condition.	No Action Required.	-	-	-
AV and Interactive Systems	Speakers. Clearly the system is dated.	Remove, replace with entirely new AV system for stage performances.	1	END	S
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite with safety glass. HM doors w/ HM frames. Doors showing signs of heavy use.	Replace door and frame.	2	END	S
Door Hardware	Panic hardware is dated but compliant.	Replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	ADA clearance issue at main gym entry (12" min needed on pull side)	Reverse door or move heating unit.	0	OB	I
Natorium					
	None				
Weight Room / Fitness Room					
	None				
Locker Rooms					
	None				
Locker Area Toilet Rooms					
	None				
Cafeteria					
	See Gymnasium				
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear.	Remove, replace wood base with vented rubber base.	2	END	S
Wall Finish Materials	Painted CMU. In fair condition, however should be repainted when gymnasium is repainted.	Repaint CMU walls.	3	ESL	L
Ceiling Finish Materials	2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	S
Overhead or Counter Doors	None	No Action Required.	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Serving Line Circulation Pattern	Equipment brought into gym, line is served.	-	-	-
	Food Service Equipment	Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.	0	OB	I
	Washable or disposable plate ware, utensils, trays	No Action Required.	-	-	-
	Door Material (Including Frame & Glazing)	Wood door, wood frame, not glass lite. Showing signs of heavy use	2	END	S
	Door Hardware	Panic hardware is dated but compliant.	3	ESL	N/A
	Door Widths and Clearances	Kitchen door to gym lacks pull side ADA clearance.	0	OB	I
Teacher Workroom and Staff Areas					
	See Administration Office Area				
Nurse and Health					
	None				
Administration Office Area					
	Floor & Base Finish Materials	Carpet, VCT and rubber base. In good condition.	3	ESL	N/A
	Wall Finish Materials	Painted GWB. Dents and scuff marks throughout walls.	2	END	S
	Ceiling Finish Materials	2x4 ACT and 1x1 tile. 2x4 ACT showing signs of age, sagging and discoloration. 1x1 tile is obsolete.	2	END	S
	Casework	Wood casework showing age, wear and tear. Wood trim showing same signs of age, wear.	2	ESL	L
	Visual Display Surfaces	Tackboards, whiteboards.	3	ESL	N/A
	Reception / Waiting (location, no. of seats)	Waiting/Admin/Staff area all in 1 small area. Only 1 waiting seat.	-	-	-
	Conference Room	None	-	-	-
	Workstations (FF&E)	Wood desks, PLAM shelves - showing clear signs of aging, wear	2	END	S
	Door Material (Including Frame & Glazing)	Wood door, wood frame. Some have no glazing, others have half lite. Doors showing signs of age, wear and tear	2	END	S
	Door Hardware	Aluminum handles, compliant.	3	ESL	N/A
	Door Widths and Clearances	Compliant.	-	-	-
Student Toilet Rooms					
	Floor & Base Finish Materials	Linoleum Floor, rubber base. Showing clear signs of age, wear and tear. Rubber base peeling from wall.	2	END	S
	Wall Finish Materials	Painted GWB. Dents and scuff marks throughout walls.	2	END	S
	Ceiling Finish Materials	2x4 ACT. In good condition.	3	ESL	N/A
	Toilet Partitions	Baked enamel toilet partitions. In good condition.	3	ESL	N/A

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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Plumbing Fixtures	Floor-mounted toilets, wall-mounted sinks	3	ESL	N/A
	Mirrors	Reflective metal mirror, wall-mounted.	3	ESL	N/A
	Accessories	Compliant.	3	ESL	N/A
	Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessible stall is not provided (no maneuvering clearances, no grab bars). If 2nd floor is made accessible, make student bathroom upstairs accessible.	0	OB	I
	Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use, age.	2	END	S
	Door Hardware	Aluminum push plate, pull handle, compliant.	3	ESL	N/A
	Door Widths and Clearances	Door is not 36" wide, no pull clearance (closer provided)	0	OB	I
Staff Toilets					
	Floor & Base Finish Materials	Linoleum floor, rubber base. In fair condition, linoleum beginning to show some discoloring.	3	ESL	N/A
	Wall Finish Materials	Painted GWB. Dents and scuff marks throughout walls.	2	END	S
	Ceiling Finish Materials	2x4 ACT. In good condition.	3	ESL	N/A
	Toilet Partitions	None (single use).	-	-	-
	Plumbing Fixtures	Wall-mounted urinal, floor-mounted toilet.	3	ESL	N/A
	Mirrors	Wall-mounted mirror.	3	ESL	N/A
	Accessories	Compliant.	3	ESL	N/A
	Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All clearances, fixtures, and accessories are provided for full accessibility.	3	ESL	N/A
	Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use, age.	2	END	S
	Door Hardware	Aluminum pull handle, compliant.	3	ESL	N/A
	Door Widths and Clearances	Compliant.	3	ESL	N/A
Mechanical and Service Spaces					
	Floor & Base Finish Materials	Exposed concrete, no base. Floor in very poor condition, breaking concrete, tripping hazards throughout.	2	END	S
	Wall Finish Materials	Painted brick. Paint appears to be chipping, areas of brick deteriorating, spalling.	2	END	S
	Ceiling Finish Materials	Exposed concrete. Finish appears to be deteriorating, peeling.	2	END	S
	Sinks	None	-	-	-
	Tool and Supply Storage	None	-	-	-
	Equipment Housekeeping Pads	None	-	-	-
	Door Material (Including Frame & Glazing)	Painted wood door, wood frame. No glazing. Door is only about 5' tall.	0	OB	I
	Door Hardware	Non-compliant doorknob.	0	OB	I
	Door Widths and Clearances	Door height is non compliant.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Mechanical space is generally in poor shape. Materials are degenerating. Access from the exterior is not ideal.	Renovate all mechanical space finishes. Improve access.	0	OB	I
Custodial Closets/Classroom Storage					
Door hardware	Wood door, frame. Has non-compliant door hardware.	Replace doors and frames.	0	OB	I

FIRE PROTECTION					
Fire Service	None				
Type of Sprinkler System	None	Install NFPA 13 complete coverage			1
Cross Connection Prevention					
Sprinklers					
Special Systems					
Fire Department Connection					
Misc. Fire Protection	None				
Ansul Hood	None				

PLUMBING					
Water Service	Municiple 2"				
Cold Water System	Gasvanized to copper with No backflow preventor.				
Hot Water System	Main 40 gallon electric water heater (2) 4500 watts, 1998 mfg. Small 20 gal in kitchen.	Replace with new in kind--past service life	2	END	I
Sanitary Waste and Vent System	PVC, Cast Iron, galvanized		3	ESL	
Storm Drain System	PVC Cast Iron		3	ESL	
Plumbing Fixtures	Some upgraded to low flow	Complete fixture upgrade (6 fixtures)	3	ESL	S
Drinking Fountains / Water Coolers	Cooler with bottle fill	No Action	3	ESL	S
Natural Gas	No				
Kitchen Gas Service & Shut-Offs	NA				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Oil				
Heating Plant	New Steam Boiler 2016 with 20 year service life.	Although the steam boiler and condensate pump are new, it is recommended to convert the steam heating plant to a hot water plant served by (2)condensing boilers.	4	N	S
Air Conditioning (Yes/No/Limited)	None				
Cooling Plant	None				
Air Handling Unit Systems	None	Provide ERU ventilation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.			S
Pumps	Add HW Pumps at time of steam to HW conversion	(2) 50 gpm VFD pumps			S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Terminal Unit Systems	Unit ventilators classrooms & Gym	Past service life. Upgraded ventilation by ERU proposed above.			
Terminal Unit Systems	Fintube, Cast iron radiators are past service life	New hot water heating fin tube & CUHs at time of hot water conversion. Fintube heat for classes.			S
Exhaust Systems	None apparent -- via gravity relief ventilation in sequence with UV OA quantities	Exhaust via ERU used for class ventilation.			S
Piping System	Sched 40 steel	pipng aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.	2	END	S
Automatic Temperature Controls	Pnuematic and manual at radiators	New DDC electric at time of hot water conversion.	2	END	S
Natatorium Systems	NA				
ELECTRICAL					
Service	Overhead	Provide 3-phase service as part of any planned facility renovation			S
Wiring	Single-conductors in conduit - very old		1	OB	
Equipment	1950's vintage fuse panel		1	OB	
Rating	240/120V 200A, single-phase, 3-wire				
Distribution System					
Panels	1970's vintage Cutler Hammer residential-grade loadcenter, (2) 1960's vintage or older GE panelboards, (1) modern residential-grade Siemens loadcenter	Provide modern panelboards throughout	1	OB	S
Motor Controls					
Wiring	Single-conductors in conduit - very old		1	OB	S
Branch Circuits	Branch-circuit wiring is a mix of old cloth-covered non-metallic sheathed cable (romex), old BX armored cable, modern romex cable, surface metal raceway, and single conductors in conduit. Extension cords are in use due to a lack of appropriately located receptacles	Add receptacles and associated branch-circuit wiring - NOTE: Power distribution must be updated in order to facilitate this action.	1	OB	S
Site Lighting (type & material)	N/A				
Exterior Building Lighting	Mostly LED wall packs, one HID wall pack and a couple of old recessed incandescent fixtures at entrance canopies were noted.	Replace HID and incandescent luminaires All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	S
Interior Lighting					
Classrooms	2011 vintage T8 fluorescent lens troffers on first floor, old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps on second floor	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	S
Offices	T8 fluorescent				
Corridors	mixture of T8 fluorescent wraparound and old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	S
Toilets					
Mech/Storage	Old incandescent fixtures retrofitted with self-ballasted compact fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	S
Assembly	N/A				
Gym	T8 Fluorescent high bays	Update lighting to LED with high performance optics as part of any planned facility renovations.	3	ESL	S
Emergency Power	N/A				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Life Safety					
Fire Alarm	4-zone conventional FCI control panel	Update to fully addressable system as part of any planned afacility renovations.	1	ESL	S
Emergency Lighting	Emergency battery units & remote heads	Replace existing units as they fail	2	END	S
Lightning Protection	N/A				
Intercom/Paging System	Dukane - 25+ years old	Provide paging and intercom integrated with VOIP phone system.	1	OB	S
Phone System (& Service)	Nortel Analog system - 20 +/- years old. Classrooms are not equipped with telephones	Provide VOIP phones	1	OB	S
Clock System	N/A				
Cable (& Service)					
Data System (& Service)	Overhead fiber optic data service. Cat 5 horizontal cabling.	Provide modern cable plant	1	END	S
WIFI	Reportedly functional throughout		3	ESL	
Technology / AV Systems (Classrooms)	projectors on carts are utilized				

SECURITY					
Secure Entry Vestibule	Exterior door remains locked.	Consider adding 2nd set of doors to create vestibule.	-	-	-
	Aiphone video intercom between main entrance and office				
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms, and most other rooms have hardware which locks from the inside. Anyone in the room has the ability to lock the door.	No Action Required.	-	-	-
Sightlines between Main Entry and Main Office	No sightlines.	Re-configure existing single-use bathrooms space to main office/admin, and replace main office/admin area with displaced single-use bathrooms.	0	OB	L
Intrusion Alarm System	None.	Provide intrusion alarm system			
Security Camera System	At main entry.	Provide web-based security camera system with DVR			
Web-based? (Police Access?)	-				
Exterior Coverage (Playgrounds, Site)	-				
Entrances	Aiphone video intercom between main entrance and office.	No Action Required.			
Exterior Emergency Doors	-				
Interior (Corridors, Common Areas)	-				
Digital Video Recording (DVR) System	-				
Door Access Control	None.	No Action Required.	3	ESL	N/A
Exterior Door Monitoring	Camera above main entry door	No Action Required.	-	-	-
Procedures	Emergency procedures are current and routinely practiced	No Action Required	-	-	-
Evacuation	Procedure is current and routinely practiced	No Action Required	-	-	-
Lockdown	Procedure is current and routinely practiced	No Action Required	-	-	-
Lockout	Procedure is current and routinely practiced	No Action Required	-	-	-
Panic Alarm System	None		-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge	No Action Required	-	-	-



PRESUMPCOT ELEMENTARY SCHOOL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY




GENERAL BUILDING DATA					
Address:	69 Presumpscot Street, Portland, ME				
Grade Levels:	Grades Pre-K to 5				
Number of Students:	250				
Number of Faculty and Staff:	43				
Original Construction Date:	1962				
Date of Addition(s):	(3) Portables in 2002				
Building Age:	54 Years				
Building Footprint (SF):	25,394 SF				
Number of Stories:	1				
Building Area (GSF):	25,394 GSF				
Total Site Area (Acres):	7.0417				
Zoning Designation:	R5 Residential/IM Industrial - Moderate Impact				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Sidewalk along Presumpscot and Sherwood with internal connections.	Surfaces to be repaved and crosswalks	2	ESL	S
Parking					
General Layout Description	Pavement poor	Recommend rerouting parking and bus drop off. All pavement and sidewalks to be repaved.	1	END	S
Paving Materials	Bituminous - Poor 		1	END	S
Curbing Materials & Wheel Stops	Bituminous Curb - Poor	To be replaced	1	END	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Number of Spaces (Regular & ADA)	2 ADA - adequate for number of spaces 	Shift existing catch basin out of ADA stall, see catch basin notes.	3	ESL	N/A
Size of Spaces	9' X 18'	No Action Required	3	ESL	-
Parking Striping Condition	Poor	To be painted w/ pavement replacement.	1	END	S
Accessible Parking Signage	No Signage	Install Signs	0	OB	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Parent loop in front, bus loop on side. Children have to cross in front of buses to get to school.	Bus loop could be reconfigured drop and pick up closer to the front entrance.	2	ESL	S
Car & Bus Separations	Adequate Separation	No Action Required	2	ESL	-
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Observed, pedestrian walking dog on school ground.	Install school zone & limited public access signage.	0	OS	I
Traffic Markings & Traffic Signage	Lacking one way signage and delineation of parent/bus parking.	Install signage.	0	OS	I
Walkway Materials	Bituminous - Poor	To be replaced	1	END	I
Curb Cuts & Detectable Warning Strips	No Panels	Install panels.	1	OS	I
Pedestrian Ramp Location & Materials	Front ramp at parent drop off, not ADA compliant, no panel. Shared ADA ramp for 3 modular in back - good. 	Front ramp at parent drop off to be replaced. Additional ramps to be installed at front entrance loop. 	1	ESL	S

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LEGEND					
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable			

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	
	DOT School Zone Markings/Signage at Street	Flashing School Zone Signage.	Signage needed.	3	ESL	S
Fire Department Access						
Locations	Could be full 100% if open curb on left side "exit".	Add curb cut and fire lane on north side of school and shift modulars.	3	ESL		L
Extent of perimeter access (full, 1/2?)	3/4	No Action Required	-	-		-
Service Area						
Paving Materials	Bituminous - Poor	To be replaced.	1	END		I
Loading Dock or Leveler	None	No Action Required	-	-		-
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 10 yd. solid, no screening	Add screening.	2	ESL		S
Fencing						
Locations & Materials	North face, chain link, solid but dated/rusty, gap at north side	Repair damaged sections	2	ESL		S
Site Topography						
Characteristics	Mulch barrier introduces trip hazard. 		1	END		I
Plantings, Trees and Shrubs						
Locations, Types and Densities	Good green areas.	No Action Required	3	ESL		N/A
In-Site Renewable Energy Resources	Not Applicable					
Site Furniture & Accessories						

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Bicycle Racks	2- 1 at south side at loading area, 1 at north side. 	Recommend relocation of bike racks. 	2	ESL	S
Flagpoles	1 at front - Good	No Action Required	3	ESL	-
Site Drainage					
Ponding	None Observed	No Action Required	-	-	-
Catch Basins	Catch basin located in ADA space. 	Move catch basin out of ADA stall.	2	ESL	S
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	Yes	No Action Required	3	ESL	-

STRUCTURAL					
Live Load Capacity	Unknown (Analysis not performed as part of this evaluation)	No Action Required	-	-	-
Foundations / Drainage	Top of concrete foundation wall observed around perimeter. Original drawings show concrete strip footings and concrete walls. The drawings also show a partial crawl space below the boiler room with CMU foundation walls. (not accessed)	No Action Required	3	ESL	-
First Floor Construction	concrete slab on grade (covered by floor finishes) – generally in good conditions. Original drawings call for a 4in slab with minimum reinforcement. There is a Sin elevated slab above the crawl space.	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Second Floor Construction	Per original drawings: elevated slab at mechanical space: 2 ½in. concrete. Not observed.	No Action Required	-	-	-
Roof Construction	Tectum planks bearing on steel joists spanning to steel beams and CMU walls. Generally in good conditions (specific concerns listed below)	No Action Required	3	ESL	-
Roof Construction	A. A steel beam does not extend to the bearing wall (supported on block above doorway header).	Repair connections. Perform survey to verify this does not occur at other locations.	1	OB	I
Roof Construction	B. Roof does not appear to be design for drifting snow around high roof. Roof is technically grandfathered but we recommend reinforcing the high/low roof conditions	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding intermediate steel bar joist. Shoveling of drifts recommended in the interim.	3	ESL	S
Roof Construction	C. Handfuls of locations have large openings in the tectum planks and/or missing planks.	Currently covered by plywood. Repair with replacement tectum planks.	2	END	S
Roof Construction	D. one area of the roof membrane appears to be delaminated and lifted	No structural repair needed.	2	ESL	S
Exterior Wall Construction	Brick masonry with CMU Backup. Generally in good conditions (localized issues listed below)	No Action Required	3	ESL	-
Exterior Wall Construction	A. Light rust at lintels above mechanical openings and doors– paint the lintel to avoid further rusting	Paint lintels with protective coating to avoid further rust.	2	ESL	S
Exterior Wall Construction	B. Minor brick and mortar defects: holes and spalls (one location exposing rebar)	Repair brick and mortar. At location of exposed rebar, coat with protective coating and patch mortar.	2	ESL	S
Exterior Wall Construction	C. Deflected lintel above the door at the south west entry (brick had not deflected).	Replace lintel	2	END	I
Lateral Load Resistance	CMU wall (exterior and interior) assumed to be minimally reinforced No connections visible between the roof deck and walls. It is unlikely that lateral forces can be transferred to walls.	None, the system is grandfathered.	0	OB	-
Fire Resistance	No fire proofing observed. Two fire doors observed.	No Action Required	-	-	-
Expansion Joints	N/A – none observed	No Action Required	-	-	-
Interior Partitions	CMU walls. Minor cracking observed at the top of the walls.	Monitor cracking.	3	ESL	-
Additional Observations	Brick chimney on the roof. Observe small cracks, effervescence and moss.	No Action Required	3	ESL	-

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

PORTABLE / MODULAR BUILDINGS					
Portable classrooms	(3) residential grade portable classroom units. Unit has own designated services to the unit. Unit is in poor condition: deteriorating vinyl siding and plywood skirt, non-code compliant handrails at ramp and connecting deck between units, non-code compliant door hardware	Recommend removing portable classrooms.	1	OB	L and S

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Clay brick veneer, painted metal siding above windows	No Action Required	3	ESL	-
Spalling, Staining, Efflorescence	Non observed	No Action Required	-	-	-
Weeps	None installed in a building of this vintage	No Action Required	-	-	-
Windows					
Frame Materials	Thermally broken aluminum storefront windows appear to have been recently replaced	No Action Required	3	ESL	-
Glazing Type and Color	Clear, insulated glass units	No Action Required	3	ESL	-
Operable Sash Type and Sash Hardware	Inward folding awning type	No Action Required	3	ESL	-
Storm Windows and Insect Screens	Yes - insect screens	No Action Required	3	ESL	-
Sills	Aluminum flashing as part of storefront systems; some splice joints have separated posing a safety hazard	Repair flashing splice joints with mechanical fasteners	2	ESL	I
					
Lintels	None	No Action Required	-	-	-
Window Treatment (Shades or Blinds)	Solid pull down shades	No Action Required	3	ESL	-
Exterior Doors - Main Entrance					
Frame Materials	Aluminum storefront and entrance doors	No Action Required	3	ESL	-
Glazing Type and Color	Clear insulated glass units	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
(Refer to Building Interior - Main Entrance for add'l info)					

PRESUMPCOT ELEMENTARY SCHOOL

Detailed Existing Conditions Documentation

LEGEND					
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Doors (not including Main Entry)					
Materials	Aluminum storefront entrances with clear insulated glass units	No Action Required	3	ESL	-
Lintels	Painted steel - corroding and deflecting	Replace lintels with galvanized steel lintels and through wall flashing	1	END	I
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
Overhead or Coiling Doors	None	No Action Required	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Painted GWB at exterior exits	No Action Required	3	ESL	-
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Type not know; appears to have been recently installed	Recommend budget for sealant replacement towards to the end of the 20-year plan period	3	ESL	L
Building Joint Sealant	None observed	No Action Required	-	-	-
Flashing					
Material	None observed	No Action Required	-	-	-
Condition of joints	None observed	No Action Required	-	-	-
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat	No Action Required	-	-	-
Material, Type, Color	Black EPDM	Recommend replacement of roof at end of service life towards end of 20-year plan period	3	ESL	L
Age	16 Years (installed in 2000)	No Action Required	-	-	-
Roof Edges and Copings	Good Condition	No Action Required	3	ESL	-
Roof Drains (Covers)	Good Condition	No Action Required	3	ESL	-
Condition of Flashings & Transitions	Appears to be lead coated copper at roof to wall transitions	No Action Required	3	ESL	-
Walkway Pads	At ladder and roof hatch	No Action Required	3	ESL	-
Skylights					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Type (unit or glazed)	Unit, dome type	No Action Required	3	ESL	-
Glazing Type	Plastic - one is patched and should be replaces	Replace plastic glazing on one skylight	2	ELS	I
Curbs	Good Condition	No Action Required	3	ESL	-
Gutters and Downspouts					
Locations and Materials	None observed	No Action Required	-	-	-
Splash Block or Tied to Storm Drainage	None observed	No Action Required	-	-	-
Exterior Stairs and Ladders					
Locations and Materials	None observed	No Action Required	-	-	-
Other Observations					
Pests (Wasps, Bees, Bird Nests)	None observed	No Action Required	-	-	-
BUILDING INTERIOR					
General Notes					
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	2	END	L
Floor Finish Materials	VCT Flooring	Recommend replacement of all VCT floor with non-wax quartz flooring	2	END	L
Main Entrance					
Floor & Base Finish Materials	Ceramic tile flooring and rubber base	No Action Required	3	ESL	-
Entrance Mats	Loose carpet mats	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	Painted GWB	No Action Required	3	ESL	-
Video/Intercom to Main Office	Buzzer only	No Action Required	3	ESL	-
Door Configuration (Vestibule?)	Secure vestibule configuration	No Action Required	3	ESL	-
Door Access Control (FOB / Prox Card)	Card Reader at exterior doors which are equipped with electrified door hardware	No Action Required	3	ESL	-
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	VCT flooring and rubber base - some cracking and curling of VCT	See General Notes Above	-	-	-
Wall Finish Materials	Painted CMU and GWB	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Markerboard	No Action Required	3	ESL	-
Display Cases	Wood display case	No Action Required	3	ESL	-
AV and Interactive Systems	None	No Action Required	-	-	-
Corridors					
Floor & Base Finish Materials	VCT flooring and rubber base - some cracking and curling of VCT	See General Notes Above	-	-	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Lockers	None	No Action Required	-	-	-
Transoms and Borrowed Lights	None	No Action Required	-	-	-
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating	No Action Required	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	No closers	No Action Required	-	-	-
Doors within Corridors (rating, closers, hold-opens, swing, widths)	None	No Action Required	-	-	-
Wall Projecting Objects	None observed	No Action Required	-	-	-
Drinking Fountains	Drinking fountains appear to be new and are code compliant	No Action Required	3	ESL	-
Interior Signage					
Materials	Paper	Provide ADA-compliant signage throughout	0	OB	S
At Code Required Locations?	No	No Action Required	-	-	-
Accessibility Compliance	No	No Action Required	-	-	-
Elevators and Lifts					
	Not Applicable				
General Purpose Classrooms					
Floor & Base Finish Materials	VCT and broadloom carpet flooring, rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Wall Finish Materials	Classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in classrooms of existing non-sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	-	-	I
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	Wood with solid surface along windows	Replace with new casework assembly to include base cabinets, upper cabinets and ADA compliant sink	1	END	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Original tach boards and chalkboards with markerboard overlays installed at a later date	Replace with new tackboards and markerboards	1	OB	
Sinks (ADA compliance)	Non-ADA sinks	Replace sinks with new casework noted above	1	OB	
AV and Interactive Systems	Ceiling mounted video projector and smartboard	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Art and Music Classrooms					
Floor & Base Finish Materials	VCT flooring and rubber base - some cracking and curling of VCT	See General Notes Above	-	-	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	Wood with plastic laminate counter tops	Worn and obsolete - recommend replacement	1	OB	
Visual Display Surfaces	tack board only	Provide new markerboards and tackboards	1	OB	
Sinks (ADA compliance)	(1) non-ADA sink	Provide new accessible stainless steel sink	1	OB	
AV and Interactive Systems	None	No Action Required	-	-	-
Kilns	None	No Action Required	-	-	-
Dark Room	None	No Action Required	-	-	-
Pottery Wheels / Other	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Library / Media Center					
Floor & Base Finish Materials	Broadloom carpet (stained) and rubber base	Replace carpet with carpet tiles	1	END	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Stacks	None	No Action Required	-	-	-
Carrels	None	No Action Required	-	-	-
Shelves	Full height wood shelving - worn out	Provide new wood veneer full height shelving	1	OB	
Circulation Desk	Systems furniture	No Action Required	3	ESL	-
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	None	No Action Required	-	-	-
Workroom / Staff Areas	None	No Action Required	-	-	-
AV and Interactive Systems	Wall mounted manual project screen	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Gymnasium / Cafeteria					
Floor & Base Finish Materials	VCT flooring and rubber base	See General Notes Above	-	-	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	Tectum roof deck	No Action Required	3	ESL	-
Wall Pads	Yes, behind backstops	No Action Required	3	ESL	-
Acoustical Treatments	None	No Action Required	-	-	-
Drinking Fountains	None	No Action Required	-	-	-
Backstops (quantity, mounting type, manual/motorized)	(2) fixed	No Action Required	3	ESL	-
Scoreboard and Time Clocks	(1) scoreboard	No Action Required	3	ESL	-
Bleachers	None	No Action Required	-	-	-
Dividing Curtains	None	No Action Required	-	-	-
Rock Climbing Wall	None	No Action Required	-	-	-
Climbing Ropes	None	No Action Required	-	-	-
Visual Display Surfaces	Small tackboard	No Action Required	3	ESL	-
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	Broadloom carpet and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	Wood with plastic laminate top	No Action Required	3	ESL	-
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	Stainless steel sink, non-ADA compliant	Provide ADA compliant sink in cabinet with knee space	2	ESL	
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Nurse and Health					
Floor & Base Finish Materials	VCT flooring and rubber base	See General Notes Above	-	-	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Tackboard	No Action Required	3	ESL	-
Sinks (ADA compliance)	Wall hung ceramic sink, non-ADA	Replace sink with ADA compliant sink	1	OB	
Privacy Curtains (no. of rest areas)	(1) bed, no curtain	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	
Door Hardware	New and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Toilet room	in-suite toilet room equipped with toilet fixture only and is non ADA compliant	Gut renovate toilet room to include new fixtures, accessories and finishes	1	OB	
Administration Office Area					
Floor & Base Finish Materials	Broadloom carpet and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Painted tackboard only	No Action Required	3	ESL	-
Reception / Waiting (location, no. of seats)	Bench seating only in corridor	No Action Required	-	-	-
Conference Room	Yes - same finishes and condition				
Workstations (FF&E)	one				
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	
Door Hardware	Recently replaced and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and in code compliant	No Action Required	-	-	-
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base - fair condition	Replace floor tile and base	2	END	L
Wall Finish Materials	Ceramic tile to 6-ft and painted CMU - fair condition	Replace wall tile	2	END	L
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Toilet Partitions	Painted metal compartments, corrosion throughout	Replace with solid plastic toilet compartments	2	END	
Plumbing Fixtures	Ceramic floor mounted toilets and wall mounted lavatories and urinals	No Action Required	3	ESL	-
Mirrors	Yes, wall mounted and ADA compliant	No Action Required	3	ESL	-
Accessories	ADA compliant accessories	No Action Required	3	ESL	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Compliant	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	
Door Hardware	Compliant, but worn	Replace door hardware	1	END	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Staff Toilets					
Floor & Base Finish Materials	Ceramic tile	No Action Required	3	ESL	-
Wall Finish Materials	Ceramic tile	No Action Required	3	ESL	-
Ceiling Finish Materials	2x2 ACT	No Action Required	3	ESL	-
Toilet Partitions	None	No Action Required	-	-	-
Plumbing Fixtures	Ceramic wall mounted lavatory and floor mounted toilet	No Action Required	3	ESL	-
Accessories	No grab bars	Provide ADA compliant grab bars	-	OB	S
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non compliant, no clearances	Gut renovate toilet room to include new fixtures, accessories and finishes	1	OB	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	
Door Hardware	New and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Mechanical and Service Spaces					
Floor & Base Finish Materials	Concrete, no base - stained, some cracking	Reseal floor	2	ESL	
Wall Finish Materials	Painted CMU - worn	See General Notes Above	-	-	-
Ceiling Finish Materials	Tectum roof deck	No Action Required	3	ESL	-
Sinks	None	No Action Required	-	-	-
Tool and Supply Storage	None	No Action Required	-	-	-
Equipment Housekeeping Pads	Yes	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Refer to exterior doors	-	-	-	-
FOOD SERVICE					
Floor Finish & Base Materials	VCT flooring and rubber base	See General Notes Above	-	-	-
Wall Finish Materials	Painted CMU	See General Notes Above	-	-	-
Ceiling Finish Materials	2x4 ACT	Recommend replacing with washable ACT	1	OB	
Serving Line	Good condition	No Action Required	3	ESL	-
Food Service Equipment	Good condition	No Action Required	3	ESL	-
Exhaust Hood	None	No Action Required	-	-	-
Walk-In Units	None	No Action Required	-	-	-
Overhead or Counter Doors	None	No Action Required	-	-	-

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Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Floor Sink in separate area	None	No Action Required	-	-	-
3-pot sink	None	No Action Required	-	-	-
Handwash sinks	None	No Action Required	-	-	-

FIRE PROTECTION					
Fire Service	None	Install NFPA 13 complete coverage system			I or S
Type of Sprinkler System	NA				
Cross Connection Prevention	NA				
Sprinklers	NA				
Special Systems	NA				
Fire Department Connection	NA				
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municiple 2" galvanized				
Cold Water System	No backflow preventor	Grandfathered.			
Hot Water System	40 gal electric water heater w/recirc., 2003 mfg.	End of service life	3	ESL	S
Domestic distribution system	Copper piping lead solder	Copper system beyond service life	2	END	L
Sanitary Waste and Vent System	Mostly cast iron 1960's vintage	Beyond service life--replace system	2	END	S
Storm Drain System	Mostly cast iron 1960's vintage	Beyond service life--replace system	2	END	S
Plumbing Fixtures	Recently upgraded with low flow fixtures		3	ESL	L
Drinking Fountains / Water Coolers	ADA water cooler w/bottle fill		3	ESL	L
Natural Gas	Yes, entrance near boiler room				
Kitchen Gas Service & Shut-Offs	NA				
Natorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Dual fuel Gas/Oil 8,000 gallon underground	Tank inspection			

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Heating Plant	(1) Hurst CI steam boiler, 2,500 MBH, 2012mfg.	Convert boiler plant to HW plant	2	END	S
Air Conditioning (Yes/No/Limited)	No				
Cooling Plant	NA				
Air Handling Unit Systems	(1) H & V located in roof mezzanine serves Multipurpose/gym room.	Beyond service life--still operational. Install new HW H&V unit at time of steam to hydronic conversion	2	END	S
Pumps	Boiler feed pump unit appears vintage but has had pump replaced.	Inspect unit.			
Terminal Unit Systems	Steam unit vents are vintage 1960s Aged units still functioning-space relief air via vintage ductwork and gravity vents roof top.	Replace with new ERU HW ventilation ducted system and fintube heating at time of steam to hydronic conversion.	2	END	S
Exhaust Systems	Rooftop exhausters for toliets/miscl. Gravity relief vents work with unit vents OA	Replace exhaust via ERU above at time of steam to hydronic conversion	2	END	S
Piping System	Steam piping is original vintage. Appears to be functioning with minimal leaks--however aged.	End of service life. Replace with new sched 40 steel piping at time of steam to hydronic conversion.	2	END	S
Automatic Temperature Controls	Mostly pneumatics, some DDC electric	System is at end of service life. Replace with new DDC electric at time of steam to hydronic conversion.	2	END	I or S
Natorium Systems	NA				

ELECTRICAL					
Service	Underground primary to utility padmount transformer. The transformer is closer to the building than current Central Maine Power Co. standards allow and the concrete transformer pad is smaller than CMP's current design standard. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Further investigation by utility company is required to determine cause of shorts due to squirrel activity. Update service entrance to current CMP standards as part of any planned renovation.	2	OB	S
Wiring	Building wire in underground conduit. The feeder appears to be 1962 vintage and has exceeded its anticipated useful life	Update service entrance as part of any planned renovation.	2	OB	S
Equipment	1962 vintage Bulldog Electric Switchboard. The switchboard has exceeded its anticipated useful life.	Perform infrared scan to assess condition of terminations and contacts. Replace switchboard as part of any planned facility renovations	2	OB	S
Rating	450A, 208/120V 3-phase, 4-wire				
Distribution System					
Panels	Panels are a mix of early 1960's vintage ITE panelboard and residential/light commercial grade load centers, which are locate in the boiler room and a in a corridor.	replace throughout	1	OB	S

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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Motor Controls					
Wiring	Mostly building wiring in conduit that has exceeded its anticipated useful life. The loadcenter that is located in a corridor and supplies the modular classrooms is wired using type SE service entrance cable.	Update distribution system wiring throughout as part of any planned renovations.	2	END	S
Branch Circuits	Receptacles appear to be located appropriately for the current program. Based on what can be seen during a visual inspection, wiring methods used are building wire in conduit and surface metal raceway, as well as type MC cable.		3	END	
Site Lighting (type & material)	Utility-owned pole mounted flood lights. Some areas are not illuminated to levels recommended by IES.	Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.	2	ESL	S
Exterior Building Lighting	LED wall packs	Fixtures will reach the end of their anticipated useful lives within 20 years	3	ESL	L
Interior Lighting					
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L
Offices	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Assembly	N/A				
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Emergency Power	N/A				
Life Safety					
Fire Alarm	1980's vintage FCI convntional zoned control panel. Occupant notification generally does not comply with current standards.	Udate to fully addressable system.	1	OB	I
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S
Lightning Protection	N/A				
Intercom/Paging System	2012 vintage amplifier integrated with VOIP phone system.		3	ESL	
Phone System (& Service)	1" entrance conduit. VOIP phones throughout.				
Clock System	Battery clocks are in use.		3	ESL	
Cable (& Service)	Overhead CATV servcie				

PRESUMPCOT ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Data System (& Service)	The MDF is a wall mounted enclosed cabinet located in a shared space. There is an abandoned exposed patch panel in classroom that was once a computer lab.	Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house MDF and IDF's.	2	ESL	S
WIFI	Available throughout				
Technology / AV Systems (Classrooms)	N/A				

SECURITY					
Secure Entry Vestibule	Yes				
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Yes at classrooms, with key				
Sightlines between Main Entry and Main Office	Reception has line of site to main entrance door with electric unlocking via pushbutton. A fob reader has been installed at the entrance from the modular classrooms to the main building. Access control keypads are in place at other entrances.		3	ESL	
Intrusion Alarm System	2009 vintage GE security alarm control panel. Motion detectors are located in classrooms and corridors.	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S
Security Camera System	New camera system has been installed.	No Action Required	-	-	-
Door Access Control	Yes at main entry and exits at end of corridors				
Exterior Door Monitoring	No				
Procedures					
Evacuation	Yes				
Lockdown	Yes				
Lockout	Yes				
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Yes				


REICHE ELEMENTARY SCHOOL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA					
Address:	166 Brackett Street, Portland, ME				
Grade Levels:	Grades K to 5				
Number of Students:	420				
Number of Faculty and Staff:	65				
Original Construction Date:	1972				
Date of Addition(s):	N/A				
Building Age:	44 Years				
Building Footprint (SF):	56,704 SF				
Number of Stories:	2				
Building Area (GSF):	91,828 GSF				
Total Site Area (Acres):	5.3386				
Zoning Designation:	R6 Residential				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Observed staff proposing open loading door and smoking in vehicle on school premises. Steep grades sloping towards school entrance, not ADA compliant.	Grading adjustment needed at front entrance.	2	ESL	I
Parking					
General Layout Description	Vehicle parked in striped space not for parking. Vehicles parked in loading zone. 	Parking enforcement needed.	2	ESL	I
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A
Curbing Materials & Wheel Stops	Granite - Good	No Action Required	3	ESL	N/A





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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Number of Spaces (Regular & ADA)	No ADA parking in Brackett Street lot. 4 ADA in community/pool lot. 	At least one ADA space is needed in the faculty parking lot.	2	ESL	I
Size of Spaces	9' X 18' Good	No Action Required	3	ESL	N/A
Parking Striping Condition	Good	No Action Required	3	ESL	N/A
Accessible Parking Signage	Good - 1 per space.	No Action Required	3	ESL	N/A
Vehicular Drop-Off & Pick-Up Areas					
Locations	Parents drop off on street, no designation. Bus drop off in loop. 	No Action Required	3	ESL	N/A
Car & Bus Separations	Good	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Observed recess at 8:30, traffic all around.	Install flashing pedestrian beacons.	2	ESL	I
Traffic Markings & Traffic Signage	Good	No Action Required	3	ESL	N/A
Walkway Materials	Bituminous - Good. Brick sidewalks on Brackett in fair condition. Concrete - Poor	Replace concrete sidewalks and ramps.	2	END	I






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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curb Cuts & Detectable Warning Strips	Need panels at Clark Street crossing 				
Pedestrian Ramp Location & Materials	Ramp at front in rough shape, not compliant, not structurally sound. The space underneath the ramp behind the planting bed provides a concern for hiding predators or an active shooter situation. 	Ramp needs replacement. 	0	OB	I
DOT School Zone Markings/Signage at Street	No crossing sign at Clark.	Install crossing sign and bollard.	2	ESL	I
Fire Department Access					
Locations	front and back along streets only.	Increase width of sidewalks to be used as fire lanes.	2	ESL	S
Extent of perimeter access (full, 1/2?)	1/2	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Loading Dock or Leveler	Dock - Concrete 	No Action Required 	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 - 10 yd solid, Screened.	No Action Required	3	ESL	N/A
Fencing					
Locations & Materials	Decorative fence around site, some repairs needed. 	Repair fence as needed.	2	ESL	I
Site Topography					
Characteristics	Relatively Flat	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Mulch barrier introduces trip hazard. 		1	END	I
Courtyards & Exterior Gathering Spaces					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations, Materials and Characteristics	Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	2 Big Belly, 1 at Basketball court, 1 at parking lot	No Action Required	3	ESL	N/A
Bicycle Racks	2 - front against building - older, not used	No Action Required	3	ESL	N/A
Flagpoles	1 at front	No Action Required	3	ESL	N/A
Site Drainage					
Ponding	Not a lot of basins but no visible ponding. 	No Action Required 	3	ESL	N/A
Catch Basins	Limited	No Action Required	3	ESL	N/A
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Other Observations	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	Sign on building at front	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Per original design drawings circa 1972: Classrooms: 80 psf Corridors: 100 psf Library: 100 psf Roof: 40 psf	No Action Required	3	ESL	-
Foundations / Drainage	Details of foundation system unknown; exposed areas generally okay. Specific conditions are indicated below.	No Action Required	3	ESL	-
	A. Some areas drainage appears to be toward building (at entry ramp for example).	Site prohibits drainage improvements; include in maintenance plan.	3	ESL	-
	B. Some small areas of exposed reinforcing at foundation.	Clean reinforcing, square off area and install repair mortar	3	END	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
First Floor Construction	Ground floor believed to be slab on grade; covered by floor finishes	No Action Required	3	ESL	-
Second Floor Construction	Two way waffle slab system for elevated floors with post tensioned column strips	No Action Required	3	ESL	-
Roof Construction	Two way waffle slab system for roof with post tensioned column strips; Overall condition is good Specific conditions are indicated below.				
Roof Construction	A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S
Roof Construction	B. Roof top mechanical system ducting is covered with EPDM and tied into roofing system. Poor drainage could lead to ponding and un-intended loading.	Elevate ducting to allow drainage below.	2	ESL	S
Exterior Wall Construction	Combination of multi wythe brick masonry exterior walls, CMU bearing walls and concrete frame action. Overall condition good. Specific conditions identified below	No Action Required	3	ESL	-
Exterior Wall Construction	A. Exterior bricks overhang foundation with support by cantilevered brick header course. Condition is susceptible to snow and ice problems; corner support condition is poor and base corner bricks are spalled or missing in many conditions	Supplement support recommended at corner brick conditions.	2	END	S
Exterior Wall Construction	B. CMU Stair walls have a horizontal crack one course down from waffle slab roof, likely a result of rotational restraint of roof to wall connection.	Rout and repoint	2	ESL	S
Exterior Wall Construction	C. Deflected lintel at loading dock, brick cracking above. Condition should be repaired	Replace lintel, and repair or rebuild brick veneer; repair backup as required.	1	END	I
Lateral Load Resistance	Combination of multi wythe brick masonry exterior walls, CMU bearing walls and concrete frame action.	System likely does not meet current code, but is grandfathered.	3	ESL	-
Fire Resistance	Concrete frame structure (Structural review excluded sprinkler systems)	No Action Required	3	ESL	-
Expansion Joints	No viable expansion joint between waffle slab area and joist area; typical of era, only issue in seismic event.	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Interior Partitions	Office cubicle type partitions with some drywall, CMU	No Action Required	3	ESL	-
Additional Observations	Existing entry ramp on Brackett St. side found to be in poor condition; cracked, spalling, exposed rusted reinforcing; spalling at support compromises safety.	New elevator installation was in progress at time of visit. Remove ramp once accessible entrance can be established; alternately replace ramp	0	OB	I
		Removal of ramp is already included in the current school budget			

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Clay brick veneer, concrete spandrels, pre-cast concrete spandrel panels	No Action Required	3	ESL	-
Spalling, Staining, Efflorescence	Staining and Efflorescence observed on the north elevation of the Community Center	Clean brick masonry	2	ESL	L
Weeps	None observed	No Action Required	-	-	-
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L
Windows					
Frame Materials	Aluminum storefront windows with integral louvers and solid panels appear to be recently installed	No Action Required	3	ESL	-
Glazing Type and Color	Clear insulated glass units	No Action Required	3	ESL	-
Operable Sash Type and Sash Hardware	Casement	No Action Required	3	ESL	-
Storm Windows and Insect Screens	No insect screens	No Action Required	3	ESL	-
Sills	Aluminum flashing integral to storefront system	No Action Required	3	ESL	-
Lintels	None with the exception of the loading dock	See Structural Items above	-	-	-
Window Treatment (Shades or Blinds)	Solid fabric shades	No Action Required	3	ESL	-
Exterior Doors - Main Entrance					
Frame Materials	Aluminum storefront system	No Action Required	3	ESL	-
Glazing Type and Color	Clear insulated glass units	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials	Mix of aluminum storefront entrances and painted hollow metal doors and frames	Remove corrosion from hollow metal frames and doors, prime and repaint	2	ESL	S
Lintels	Painted steel at Community Center in fair condition	Remove corrosion from steel lintels, prime and repaint	2	ESL	S
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Overhead or Coiling Doors	None	No Action Required	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	None	No Action Required	-	-	-
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Type unknown, but appears to have been recently installed.	Recommend budgeting for resealing towards end of plan period when sealant reaches end of expected service life	3	ESL	L
Building Joint Sealant	Type unknown, but generally in poor condition	Remove existing joint sealant and replace at brick and between concrete panels	2	END	S
Flashing					
Material	Mix of lead coated copper and aluminum flashings where top of brick and windows meet concrete spandrels and pre-cast concrete panels. Flashings are generally in poor condition with loose or missing fasteners, separating splice joints, and bent material	Remove and replace flashings along roof edge and at second floor	2	END	S
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat - areas of ponding observed throughout, especially in spaces between roof top duct enclosures	Replacement of entire roof membrane and pitched roof insulation	2	END	
Material, Type, Color	Black EPDM	No Action Required	3	ESL	-
Age	17 years (Installed 1999)	No Action Required	3	ESL	-
Roof Edges and Copings	Aluminum roof edge	No Action Required	3	ESL	-
Roof Drains (Covers)	Yes - in good condition	No Action Required	3	ESL	-
Condition of Flashings & Transitions	In good condition	No Action Required	3	ESL	-
Walkway Pads	Along access paths to roof top equipment	No Action Required	3	ESL	-
Skylights					
Type (unit or glazed)	None	No Action Required	-	-	-
Glazing Type	None	No Action Required	-	-	-
Curbs	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Gutters and Downspouts					
Locations and Materials	None	No Action Required	-	-	-
Splash Block or Tied to Storm Drainage	None	No Action Required	-	-	-
Exterior Stairs and Ladders					
Locations and Materials					
Areaways					
Decorative Items or Features					
Types and Locations	Exterior concrete ramp - See Structural section above	See Structural Section Above	-	-	-
Types and Locations	Exterior painted metal handrails and guardrails require repainting	Remove corrosion and prime and repaint exterior handrails and guardrails	2	ESL	L

BUILDING INTERIOR					
General Notes					
Wall Finish Materials	Painted GWB and Concrete	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L
Doors and hardware	Generally all doors are worn and hardware is typically non code and ADA compliant. Significant number of doors are not an accessible width of 30-inches	Recommend replacement of all interior doors and hardware with new hollow metal doors and stainless steel hardware	2	END	
Accessibility	With the exception of one interior ramp, the main level of the first floor is non-accessible due to the split level configuration of the first floor.	Although a new elevator currently under construction will improve accessibility to the second floor, in the long term it is recommended to raise the lower portion of the first floor level so make all one consistent elevation	-	-	-
Main Entrance					
Floor & Base Finish Materials	Brick pavers, no base	No Action Required	3	ESL	-
Entrance Mats	None	No Action Required	-	-	-
Wall Finish Materials	Aluminum storefront system	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	Exposed concrete waffle slab, some spalling observed	Remove loose concrete and repair	2	ESL	S
		-Already included in current school budget			
Video/Intercom to Main Office	Video intercom	No Action Required	3	ESL	-
Door Configuration (Vestibule?)	Secure vestibule with electrified door hardware	No Action Required	3	ESL	-
Door Access Control (FOB / Prox Card)	No FOB or card reader	No Action Required	-	-	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	Sealed brick pavers, no base	No Action Required	3	ESL	-
Wall Finish Materials	Mixture of brick and painted concrete piers	No Action Required	3	ESL	-
Ceiling Finish Materials	Exposed painted concrete waffle slab	No Action Required	3	ESL	-
Visual Display Surfaces	None	No Action Required	-	-	-
Display Cases	None	No Action Required	-	-	-
AV and Interactive Systems	None	No Action Required	-	-	-
Corridors	Not Applicable - Open Concept Floor Plan				
Interior Signage					
Materials	Paper signage throughout	Provide plastic code compliant signage throughout	1	OB	S
At Code Required Locations?	No	No Action Required	-	-	-
Accessibility Compliance	No	No Action Required	-	-	-
Stairs and Exits					
Floor & Base Finish Materials	VCT, no base - VCT is failing	Replace all flooring at stairs with new rubber flooring and stair treads/risers	1	OB	S
Wall Finish Materials	Brick and painted CMU	No Action Required	3	ESL	-
Ceiling Finish Materials	Exposed painted concrete waffle slab	No Action Required	3	ESL	-
Tread & Riser Height Uniformity and Nosing Compliance	Code compliant	No Action Required	3	ESL	-
Guardrails (height, sphere)	Non-compliant	Replace handrails with painted metal handrails and guardrails	1	OB	S
Handrails (height, extensions, profile)	Non-compliant	See above	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Landing Clearances	OK	No Action Required	-	-	-
Minimum Headroom	OK	No Action Required	-	-	-
Presence of Storage Beneath Stairs	Yes	Remove all stored materials from stairs	-	-	I
Door Material (Including Frame & Glazing)	Painted metal doors and frames in fair condition	See General Notes Above	1	END	
Door Hardware	Compliant, but old	See General Notes Above	2	END	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Other	(3) communicating stairs at media center and cafeteria are not code compliant (non-compliant risers, treads, handrails)	Replace (3) 2-story stairs	1	OB	S
Elevators and Lifts	None - but currently under construction				
Kindergarten Classrooms					
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	S
Wall Finish Materials	Brick, painted concrete piers, partial height systems furniture partitions	No Action Required	3	ESL	-
Wall Finish Materials	Classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in classrooms of existing non-sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	-	-	I
Ceiling Finish Materials	Exposed painted concrete waffle slab	No Action Required	3	ESL	-
Casework and Cubbies	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	S
Visual Display Surfaces	Small markerboards mounted on partial-height partitions	No Action Required	3	ESL	-
Sinks (ADA compliance)	Non compliant sinks	see Casework above	-	-	-
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frames and doors - fair condition	See General Notes Above	2	END	L
Door Hardware	Code Compliant and in fair condition	See General Notes Above	2	END	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
General Purpose Classrooms					
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	S
Wall Finish Materials	Brick, painted concrete piers, partial height systems furniture partitions	No Action Required	3	ESL	-

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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Classrooms were found to possess numerous decorations and artwork materials on the walls. The fire prevention code limits the quantity of these decorations in classrooms of existing non-sprinklered educational buildings to not exceed 20% of the wall area	Remove and limit decorations and artwork to 20% of the wall area	-	-	I
Ceiling Finish Materials	Exposed painted concrete waffle slab	No Action Required	3	ESL	-
Casework	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	S
Visual Display Surfaces	Small markerboards mounted on partial-height partitions	No Action Required	3	ESL	-
Sinks (ADA compliance)	Non compliant sinks	see Casework above	-	-	-
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	None	No Action Required	-	-	-
Door Hardware	None	No Action Required	-	-	-
Door Widths and Clearances	None	No Action Required	-	-	-
Science Classrooms	Not Applicable				
Science Prep Rooms	Not Applicable				
Family & Consumer Science (Home Ec.)	Not Applicable				
Art Classrooms					
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	S
Wall Finish Materials	Brick, painted concrete piers, partial height systems furniture partitions	No Action Required	3	ESL	-
Ceiling Finish Materials	Exposed painted concrete waffle slab	No Action Required	3	ESL	-
Casework	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	S
Visual Display Surfaces	Small markerboards mounted on partial-height partitions	No Action Required	3	ESL	-
Sinks (ADA compliance)	Non compliant sinks	see Casework above	-	-	-
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Kilns	None	No Action Required	-	-	-
Dark Room	None	No Action Required	-	-	-
Pottery Wheels / Other	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	None	No Action Required	-	-	-
Door Hardware	None	No Action Required	-	-	-
Door Widths and Clearances	None	No Action Required	-	-	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Technology Classroom / Computer Lab					
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	S
Wall Finish Materials	Painted GWB and Brick	No Action Required	3	ESL	-
Ceiling Finish Materials	Exposed painted concrete waffle slab	No Action Required	3	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Chalkboard with applied markerboard finish	Provide new markerboard	2	OB	L
Sinks (ADA compliance)	None	No Action Required	-	-	-
AV and Interactive Systems	Ceiling mounted video projector and smart board	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frames and doors - poor condition	See General Notes Above	1	OB	S
Door Hardware	Non compliant door knob hardware	See General Notes Above	1	OB	S
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Performing Arts - Auditorium	Not Applicable - See Cafeteria				
Performing Arts - Music Rooms					
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	S
Wall Finish Materials	Painted GWB, exterior aluminum storefront	No Action Required	3	ESL	-
Ceiling Finish Materials	2x2 ACT	No Action Required	3	ESL	-
Acoustical Treatments	None	No Action Required	-	-	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Markerboard	No Action Required	3	ESL	-
Sinks (ADA compliance)	None	No Action Required	-	-	-
AV and Interactive Systems	Wall mounted manual projection screen	No Action Required	3	ESL	-
Assistive Listening	None	No Action Required	-	-	-
Practice Rooms	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Aluminum storefront entrances	No Action Required	3	ESL	-
Door Hardware	Code Compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Library / Media Center					
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	S
Wall Finish Materials	None	No Action Required	-	-	-
Ceiling Finish Materials	None	No Action Required	-	-	-
Stacks	Mix of metal and wood veneer	No Action Required	3	ESL	-
Carrels	None	No Action Required	-	-	-
Shelves	Mix of metal and wood veneer	No Action Required	3	ESL	-

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Circulation Desk	Systems furniture desk	No Action Required	3	ESL	-
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	None	No Action Required	-	-	-
Workroom / Staff Areas	None	No Action Required	-	-	-
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	None	No Action Required	-	-	-
Door Hardware	None	No Action Required	-	-	-
Door Widths and Clearances	None	No Action Required	-	-	-
Gymnasium					
Floor & Base Finish Materials	Clear finish wood floor and wood trim base	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	No Action Required	3	ESL	-
Ceiling Finish Materials	Tectum roof deck	No Action Required	3	ESL	-
Wall Pads	Yes, behind main court backstops	No Action Required	3	ESL	-
Acoustical Treatments	None	No Action Required	-	-	-
Drinking Fountains	(1) new, ADA compliant	No Action Required	3	ESL	-
Backstops (quantity, mounting type, manual/motorized)	(6) wall mounted and fixed	No Action Required	3	ESL	-
Scoreboard and Time Clocks	(1) scoreboard	No Action Required	3	ESL	-
Bleachers	(2) sets of telescoping bleachers	No Action Required	3	ESL	-
Dividing Curtains	One	No Action Required	3	ESL	-
Rock Climbing Wall	None	No Action Required	-	-	-
Climbing Ropes	None	No Action Required	-	-	-
Visual Display Surfaces	None	No Action Required	-	-	-
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	ESL	-
Door Hardware	Code complaint and in fair condition	See General Notes Above	2	ESL	-
Door Widths and Clearances	Doors are only 30-inches wide and not code compliant	See General Notes Above	1	OB	S
Natatorium					
Floor & Base Finish Materials	Ceramic tile pool deck and base - floor is in good condition, but base is failing	Replace ceramic tile base	3/1	ESL	
Wall Finish Materials	Painted CMU walls	No Action Required	3	ESL	-
Ceiling Finish Materials	Tectum roof deck	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames - corroded	Replace doors and frames with storefront entrances	1	END	
Door Hardware	Code compliant and in fair condition	Replace with new doors as noted above	2	END	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Scoreboard and Time Clocks	Time clock	No Action Required	3	ESL	-
Pool Construction	Plaster finish pool system	No Action Required	3	ESL	-
Visual Display Surfaces	Markerboards	No Action Required	3	ESL	-
AV and Interactive Systems	None	No Action Required	-	-	-
Weight Room / Fitness Room	Not Applicable				
Locker Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base	No Action Required	2	ESL	-
Wall Finish Materials	Painted GWB walls with partial height vinyl wall panels	No Action Required	2	ESL	-
Ceiling Finish Materials	2x2 ACT	No Action Required	3	ESL	-
Lockers (Material, Vented, ADA)	Painted metal lockers, corroded	Replace lockers	2	END	
Shower Configuration (Gang, Stalls)	Mixture of enclosed shower compartments and open gang showers				
Level of Privacy	Fair - some enclosed showers are available, but not consistent throughout	Refer to locker accommodations section	-	-	-
Changing Area (Private or Open)	Some private changing stalls are present	Refer to locker accommodations section	-	-	-
Level of Privacy	Fair - some enclosed compartments are available, but not consistent throughout	Refer to locker accommodations section	-	-	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are good. ADA shower stalls are missing benches and shower heads are not ADA compliant	At ADA shower stalls, provide ADA folding bench seats and new compliant shower heads and controls	2	OB	
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	ESL	
Door Hardware	Fair condition and code compliant	See General Notes Above	2	ESL	
Door Widths and Clearances	Non-compliant door clearances at entries into all locker rooms from corridor	Recommend addressing accessible door clearance issues as part of a potential larger locker room renovation	-	-	-
Locker Area Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base	No Action Required	2	ESL	-
Wall Finish Materials	Painted GWB walls with partial height vinyl wall panels	No Action Required	2	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	2x2 ACT	No Action Required	3	ESL	-
Toilet Partitions	Solid plastic toilet compartment partitions	No Action Required	3	ESL	-
Plumbing Fixtures	Ceramic wall mounted ADA sink and floor mounted toilets	No Action Required	3	ESL	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are OK, but no ADA toilet compartments in Men's and Women's locker rooms.	Recommend installing new ADA sized toilet compartment partition and grab bars	1	OB	
Door Material (Including Frame & Glazing)	See Locker Rooms above	No Action Required	-	-	-
Door Hardware	See Locker Rooms above	No Action Required	-	-	-
Door Widths and Clearances	See Locker Rooms above	No Action Required	-	-	-
Cafeteria					
General	The entirety of the Cafeteria is not accessible from the main lobby	Due to space constraints, a compliant ramp is most likely not feasibility. Recommend installing a lift	-	-	
Floor & Base Finish Materials	Worn and stained broadloom carpet and ceramic tile	Replace carpet flooring with rubber flooring	2	END	
Wall Finish Materials	Painted CMU	No Action Required	3	ESL	-
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Small tackboard	No Action Required	-	-	-
Sinks (ADA compliance)	None	No Action Required	-	-	-
Drinking Fountains	(1) new and ADA compliant	No Action Required	3	ESL	-
Acoustical Treatments	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	ESL	
Door Hardware	Fair condition and code compliant	See General Notes Above	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	See General Notes Above	-	-	-
Performing Arts - Stage					
Floor & Base Finish Materials	Clear finished wood floor	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	No Action Required	3	ESL	-
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	
Acoustical Treatments	None	No Action Required	-	-	-
Theatrical Lighting	None	No Action Required	-	-	-
Stage Curtains (fire, proscenium, back of house)	None	No Action Required	-	-	-
Rigging	None	No Action Required	-	-	-

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Stage Accessibility	Stage is not accessible from main lobby level	Provide lift as noted above to serve main level of Cafeteria	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	ESL	
Door Hardware	Fair condition and code compliant	See General Notes Above	2	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	See General Notes Above	-	-	-
Kitchen and Servery	(See Food Service Below)				
Administration Office Area					
Floor & Base Finish Materials	Broadloom carpet (stained and worn) and rubber base	Replace carpet with carpet tiles	1	END	
Wall Finish Materials	Painted GWB	No Action Required	3	ESL	-
Ceiling Finish Materials	Painted exposed concrete waffle slab	No Action Required	3	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	END	
Door Hardware	Mix of compliant and non-compliant hardware in fair to poor condition	See General Notes Above	2	END	
Door Widths and Clearances	30-inch wide and 7' tall - non-code compliant	See General Notes Above	1	OB	
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile flooring and base in fair condition	No Action Required	2	ESL	-
Wall Finish Materials	Mix of ceramic wall tile, painted GWB, and brick	No Action Required	3	ESL	-
Ceiling Finish Materials	Painted exposed concrete waffle slab	No Action Required	3	ESL	-
Toilet Partitions	Solid plastic partitions	No Action Required	3	ESL	-
Plumbing Fixtures	Ceramic wall mounted sinks, toilets and urinals	No Action Required	3	ESL	-
Mirrors	Wall mounted and ADA compliant	No Action Required	3	ESL	-
Accessories	No grab bars (no ADA toilet stall)	Provide a set of ADA grab bars in each student toilet room	1	OB	
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Student toilet rooms do not have ADA compliant toilet stalls	Recommend converting 2 stalls in each toilet room into 1 ADA stall - at each location, remove 1 toilet, provide solid plastic partition ADA toilet compartment partitions and grab bars noted above	1	OB	
Door Material (Including Frame & Glazing)	None	No Action Required	-	-	-
Door Hardware	None	No Action Required	-	-	-
Door Widths and Clearances	None	No Action Required	-	-	-
Staff Toilets					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	VCT flooring, ceramic tile base - both in poor condition	Replace with new VCT flooring and rubber base	1	END	
Wall Finish Materials	Painted GWB	No Action Required	3	ESL	-
Ceiling Finish Materials	Painted exposed concrete waffle slab	No Action Required	3	ESL	-
Toilet Partitions	None	No Action Required	-	-	-
Plumbing Fixtures	Ceramic wall mounted sink and floor mounted toilet	No Action Required	3	ESL	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Rooms are non-ADA compliant - no clearances and lacking grab bars	Recommend gut renovation of all staff toilets to make fully accessible	1	OB	
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	END	
Door Hardware	Mix of compliant and non-compliant hardware in fair to poor condition	See General Notes Above	2	END	
Door Widths and Clearances	30-inch wide and 7' tall - non-code compliant	See General Notes Above	1	OB	
Mechanical and Service Spaces					
Floor & Base Finish Materials	Concrete and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted GWB and CMU	No Action Required	3	ESL	-
Ceiling Finish Materials	Painted exposed concrete waffle slab	No Action Required	3	ESL	-
Sinks	None	No Action Required	-	-	-
Tool and Supply Storage	Yes	No Action Required	-	-	-
Equipment Housekeeping Pads	Yes	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames	See General Notes Above	2	END	
Door Hardware	Fair condition and code compliant	See General Notes Above	2	END	
Door Widths and Clearances	3' x 7' and code compliant	See General Notes Above	2	END	

FOOD SERVICE					
General Notes	Food service is provided within the Main Lobby - there is no separate space for a kitchen or servery	Recommend restoring original kitchen and serving area off the upper level of the cafeteria for use as Food Service	2	END	
Floor Finish & Base Materials	See Main Lobby Above				
Wall Finish Materials	See Main Lobby Above				
Ceiling Finish Materials	See Main Lobby Above				
Food Service Equipment	Observed to be in generally good condition	No Action Required	3	ESL	-
Exhaust Hood	None	No Action Required	-	-	-
Walk-In Units	None	No Action Required	-	-	-
Overhead or Counter Doors	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	See Main Lobby Above				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	See Main Lobby Above				
Door Widths and Clearances	See Main Lobby Above				
Floor Sink in separate area	None	No Action Required	-	-	-
3-pot sink	None	No Action Required	-	-	-
Handwash sinks	Yes	No Action Required	3	ESL	-

FIRE PROTECTION					
Fire Service	Municiple 6"				
Type of Sprinkler System	Deluge system at open resource area only.	Install new NFPA 13 complete coverage sprinkler system.	3	ESL	I
Cross Connection Prevention	Single check backflow prevention	grandfathered			
Sprinklers	Pendant				
Special Systems	NA				
Fire Department Connection	Yes				
Misc. Fire Protection	Standpipes at open resource area				
Ansul Hood	NA				

PLUMBING					
Water Service	Municiple 3"				
Cold Water System	Older style testable backflow protection		3	END	S
Hot Water System	(1) Heater/tank (± 500 gal) original vintage (1972), Asbestos insulation	Beyond service life. Install new indirect water heater to match current DHW demand.	2	END	S
Domestice distribution system	Copper piping lead solder	Copper distribution system beyond the expected service life of 30 years. Replace with new system.	2	END	S
Sanitary Waste and Vent System	Cast iron and PVC -- most vintage	Beyond service life--replace system	2	END	S
Storm Drain System	Cast iron and PVC -- most vintage	Beyond service life--replace system	2	END	S
Plumbing Fixtures	Recently updated most vintage fixtures with low flow fixtures		3	ESL	L
Drinking Fountains / Water Coolers	ADA water cooler with bottle fill		3	ESL	L
Natural Gas	Yes, outside of boiler room				
Kitchen Gas Service & Shut-Offs	NA				
Natatorium Systems	Boiler heating water to pool watrer via HX (vintage)		2	END	S

MECHANICAL					
Fuel Type / Service (Gas/Oil)					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Heating Plant	(2) KN 30 condending boilers, 2,800 MBH output, est. mfg. (2011), heating hot water, reset mixing valve.	Expected service life of 25 years, replace in 20 years.	3	ESL	L
Air Conditioning (Yes/No/Limited)	Limited (split ductless systems) & packaged system for current community second floor.	Replace in kind or other if modified zoning, unit is nearing expected service life of 15 years.	2	END	L
Cooling Plant	None				
Air Handling Unit Systems	Roof top H&Vs, (1970s vintage). (3) original units, (1) demolished recently. Serves open resource area. (1) 2nd floor community/band side of building.	Poor or failed condition--replace with new H&V units with ERU for ventilation	1	END	S
Air Handling Unit Systems	Indoor ducted H&Vs (1970s vintage) serve areas like the GYM & stage. Pool is served by H&V.	All units are beyond the useful service life. Replace with new H&Vs with ERUs for ventil. Replace pool H &V with dehumidication unit.	1	END	S
Pumps	Upgraded/replaced 2012, no VFDs.	Expected service life of 25 years, replace in 20 years w/VFDs	3	ESL	L
Terminal Unit Systems	Floor mount Unit Vents with OA and pressure relief via GRV or exhaust fans. Many Uvs appear to have been upgraded from original--but are aged.	Convert to fin tube heat and new ERUs ducted ventilation system only.	2	END	L
Terminal Unit Systems	CUHs, some are vintage and some are newer due to small renovation projects over the years.	Replace vintage CUHs with new units.	2	END	L
Exhaust Systems	Exhaust fans are mostly vintage.	Replace in kind or rework with new ERU ventilation projects	2	END	S
Piping System	Piping is aged but appears fair to good condition. Pipe insulation is poor or removed at many locations thru the building.	Hydronic piping system is beyond its useful service life; replace w/inuslation	2	ESL	S
Automatic Temperature Controls	Mostly vintage pneumatics with some DDC electric upgrades.	Replace pneumatics with DDC electric BAS.	2	END	S
Natatorium Systems	H & V units with direct rooftop exhaust (vintage 1970s)	Replace with new dehumidification system with fresh air.	2	END	I or S

ELECTRICAL					
Service	Underground primary to utility owned 225kVA padmount transformer. Underground secondary from transformer to switchboard.		3	ESL	
Wiring	(1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.	Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service update	2	END	S
Equipment	Early 1970's vintage GE swtichboard. The switchboard has exceeded its anticipated useful life.	Replace switchboard.	2	END	S
Rating	600A, 480/277V, 3-phase, 4-wire				
Distribution System					

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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
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4 - Excellent - New					
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Panels	Panels and dry-type distribution transformers in most of the building are early 1970's vintage GE panelboards that have exceeded their anticipated useful life. A 30-kVA transformer and panelboard were added in the boiler room in 2010, and a small addition currently in progress includes new panels and distribution transformers to serve the addition.	Replace 1970's vintage equipment throughout.	2	END	S
Motor Controls					
Wiring	Building wiring in conduit that has exceeded its anticipated useful life.	Update distribution system wiring throughout in conjunction with distibution system equipment updates.	2	END	S
Branch Circuits	Some Branch-circuit wiring in crawlspaces is type NM nonmetallic sheathed cable (romex), which would not be permitted by current code for new type I, II, or III construction. Other wiring in the crawlspaces is building wire in conduit. Conduits and cable trays in the crawlspaces are in poor condition due to moisture. Extension cords are in use in many areas due to a lack of appropriately located receptacles. Floor mounted outlets have been disabled and abandoned due to failures.	Update branch-circuit wiring throughout as part of any planned renovations to the facility. Add receptacles and assoicated branch circuits to eliminate the need for extension cords. Power distribtution updates recommended above need to be performed in order to facilitate this work.	2	END	S
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels receommended by IES,	Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.	2	ESL	S
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L
Interior Lighting					
Classrooms	Fluorescent surface and recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L
Offices	Fluorescent surface and recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Corridors	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Toilets	Fluorescent wrapround fixtures with integral occupancy sensors and utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Mech/Storage	fluorescent strips with T8 lamps in some areas. Boiler room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Assembly	Performance lightng consists of (4) 750W incandescent fixtures controlled by dimmers.	Update performance lighting and controls	2	OB	L
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Emergency Power	None				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Life Safety					
Fire Alarm	Early 1990's vintage conventional zoned FCI control panel that has reached the end of its anticipated useful life. Occupant notification and pull station placement do not comply with current code or ADA in many areas. A sprinkler valve in the boiler room has no tamper switch.	Update to fully addressable system.	1	OB	I
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. Illuminated exit signs are mostly LED, but some older incandescent or compact fluorescent were noted. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits. All units will reach the end of their anticipated useful lives within 20 years	2	END	S
Lightning Protection	N/A				
Intercom/Paging System	Bogen paging amplifier integrated with VOIP phone system.		3	ESL	
Phone System (& Service)	2-1/2" or 3" entrance conduit. Cisco VOIP phone system throughout		3	ESL	
Clock System	Battery clocks are in use. A network-connected programmable relay operates program bells.		3	ESL	
Cable (& Service)	Overhead CATV entrance		3	ESL	
Data System (& Service)	Overhead fiber optic entrance terminates within an enclosure in a classroom. IDF equipment on second floor is located in an open wall mounted rack that is in a room shared with other program functions. Unused Cat 5 infrastructure is abandonded in place at the second floor IDF and other areas.	Remove old infrastructure that is no longer in use. Provide enclosed cabinets to house infrastructure in shared-use areas.	2	ESL	S
WIFI	Available throughout.		3	ESL	
Technology / AV Systems (Classrooms)	portable projectors on carts.				
SECURITY					
Secure Entry Vestibule	Yes	No Action Required	-	-	-
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Yes, at classrooms with interior doors	No Action Required	-	-	-
Sightlines between Main Entry and Main Office	No direct line of sight between main office and main entry	No Action Required	-	-	-
Intrusion Alarm System	Bosch control panel that is integrated with the district-wide network. Motion detectors monitor corridors and entrances.	System will reach the end of its anticipated useful life within 15 years.	3	ESL	L
Security Camera System	None	Provide web-based security camera system with DVR	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Door Monitoring	Aiphone video intercom between main entrance and reception with electric un-locking control. Keypads and electric strikes were recently added to provide controlled access to building from playground area.		3	ESL	
Procedures	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Evacuation	Procedure is current and routinely practiced	No Action Required	–	–	–
Lockdown	Procedure is current and routinely practiced	No Action Required	–	–	–
Lockout	Procedure is current and routinely practiced	No Action Required	–	–	–
Panic Alarm System	None	No Action Required	-	-	-
Credentials/ID System for Faculty, Staff, and Visitors	None	No Action Required	-	-	-


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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY




GENERAL BUILDING DATA					
Address:	1600 Forest Avenue, Portland ME 04103				
Grade Levels:	pre-K - 5				
Number of Students:	426				
Number of Faculty and Staff:	94 (staff directory)				
Original Construction Date:	1975				
Date of Addition(s):	2007				
Building Age:	41 years				
Building Footprint (SF):	106,500 SF				
Number of Stories:	1				
Building Area (GSF):	106,500 SF				
Total Site Area (Acres):	33.0772				
Zoning Designation:	R3 Residential/B1 Neighborhood Business				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Signalized Entrance/Exit, ADA at Building OK, Doors At-Grade, Speed Table dumps into bus access loop	Relocate speed table further back from access loop entrance.	2	ESL	S
Parking					
General Layout Description	Public Library/Community Center Attached	No Action Required	3	ESL	N/A
Paving Materials	Bituminous - Poor	Overlay needed.	2	ESL	S
					
Curbing Materials & Wheel Stops	Curb - Concrete, painted, fair. Granite - fair	Looks OK, nearing end of life	3	ESL	S
Number of Spaces (Regular & ADA)	ADA - 3 @ Riverton Loop (does not have stripped isle), 3 @ Community Center (no signs with aisle)	Restripe spaces at front loop.			
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good - White	No Action Required	3	ESL	N/A

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Accessible Parking Signage	Not compliant (only 2 signs), one in poor condition. 	Install/replace signs such that each ADA space is signed.	0	OB	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Bus loop ok, surface needs attention, poor signage 	Overlay pavement. Repair signage.	2	ESL	I
Car & Bus Separations	Good Separation, Parent Drop-off area needs attention (Principal noted parental confrontations at pick up area)	Signage needed at parent drop off area. Consider reconfiguring. Parking enforcement needed.	2	ESL	I
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Parking Enforcement necessary (Principal noted parked vehicles blocking emergency vehicle access)	Parking Enforcement necessary	1	END	I
Traffic Markings & Traffic Signage	Signs faded and tipping.	Replace faded signs. No parking signs needed along access driveway	2	ESL	I
Walkway Materials	Sloped curb at sidewalk, 7" drop off sidewalk at north of building. 	Adjust grades at sidewalk around north side of building.	2	ESL	I




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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curb Cuts & Detectable Warning Strips	None	Install detectible warning panels. Curb cut needed at bus loop.	0	OB	I
Pedestrian Ramp Location & Materials	Bus loop not ADA compliant, poor at drop off, Poor ADA access to Basketball court and lower baseball diamond	Ramp needed at bus loop. Improve sidewalk and reduce grades for ADA access to athletic fields.	0	OB	I
DOT School Zone Markings/Signage at Street	Good	No Action Required	3	ESL	N/A
Fire Department Access					
Locations	Observed parking in drive isles	Install no parking signs and enforce parking rules.	2	ESL	I
Extent of perimeter access (full, 1/2?)	Full	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous with concrete dock - poor.	Replace concrete.	2	ESL	I
Loading Dock or Leveler	Dock route goes through parking, evidence of children's play area on access route pavement (hopscotch etc.)	Further investigation: Reroute loading access around opposite side of school from playground or restrict child access within loading access drive. Adjust delivery schedule outside school hours	2	ESL	I
Trash & Recycling Containers (# & Size), Trash Compactor (size)	2-10 yd solid, 1-6yd recycle, no screening	Install screening.	2	ESL	I
Fencing					
Locations & Materials	Chain link fencing at baseball diamond adjacent to tennis courts failing (dilapidated bleachers in this area to be removed) 	Replace fencing at rear baseball diamond. Remove bleachers.	2	ESL	S
Site Topography					
Characteristics	Play areas level, landscaping hills throughout (possible security issue, recommended 2-ft max height)	The landscape hills should be reduced to a maximum height of 2' as the provide cover for an active shooter.	2	ESL	I
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required	3	ESL	N/A




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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Cracking with grass observed at tennis courts. Direct wear path at stairs at Community Center. 	Repair cracking at tennis courts. Recommend continuation of retaining wall	2	ESL	I
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Front of school: granite benches good, no trash cans Community Center: granite benches good (1 tipped backwards), wood benches at rear in need of repair, 1 trash/recycle  	Place trash and recycle receptacles near school entrance. Repair tipped bench. Replace/repair wood benches.			
Bicycle Racks	1 at school entrance	No Action Required	3	ESL	N/A
Flagpoles	1	No Action Required	3	ESL	N/A
Site Drainage					

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Ponding	Ponding in corner of basketball court 	Install catch basin or regrade to eliminate ponding.	2	ESL	I
Catch Basins	Basin at drop off loop has filter fabric. 	Remove filter fabric and replace with insert similar to Scarborough HS Basin needed at lower east corner of parking 	2	EST	I
Bio-Retention Area	None				
Irrigation System	None				
Other Observations	Good ditching at North	No Action Required	3	ESL	N/A
Exterior Building Signage					
Location and Materials	Sign at entrance and on building.	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Analysis not performed as part of this evaluation.	No Action Required	-	-	-
Foundations / Drainage	Frost protected, shallow foundations.	Inadequate frost protection at exterior building corner at gymnasium. Re-grade this area to provide adequate frost cover.	2	END	S
First Floor Construction	Concrete slab on grade	No Action Required	3	ESL	-
Mech Penthouse Construction	Roof is metal roof deck spanning to bar joists, with bar joists supported by perimeter CMU walls. -Floor is concrete on form deck, supported by bar joists spanning to structural steel framing.	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Mech Mezzanine Construction	Roof consists of metal roof deck spanning to bar joists, with bar joists supported by perimeter CMU bearing walls. -Floor consists of a concrete topping slab cast on precast concrete plank system.	No Action Required	3	ESL	-
Roof Construction	Metal roof deck spanning to steel bar joists. Bar joists supported by CMU/brick bearing walls or structural steel beams and columns. -Several drift zones created by high and low roofs.	It's unlikely roof has capacity to resist snow drifts. However, roof is grandfathered by IEBC and does not require upgrades at this time.	3	ESL	-
Exterior Wall Construction	Brick veneer tied to CMU walls.	Brick bearing cracks at long span lintels (greater than 25 feet) should be repaired.	2	END	I
Exterior Wall Construction		Replace corroded lintels	2	END	S
Lateral Load Resistance	Provided by exterior and interior CMU walls, however, there is no connectivity between roof deck and walls, so it's unlikely lateral forces can be transferred to walls.	None, system is grandfathered at this time.	0	ESL	-
Fire Resistance	All steel framing contains spray-applied fire-proofing, except at pool and gymnasium.	No Action Required	-	-	-
Expansion Joints	None observed	No Action Required	-	-	-
Interior Partitions	Either light-framed walls or CMU. Walls do not contribute to the LRFS.	No Action Required	-	-	-

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Brick masonry veneer, jumbo brick masonry veneer. Brick generally in good condition.	No Action Required.	3	ESL	L

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Spalling, Staining, Efflorescence	Efflorescence appears to be an issue on the exterior of the pool building. Isolated areas of brick cracking. Areas of staining. Brick mortar on the exterior of the pool building, gym building, interior courtyard, and volume providing roof access is beginning to deteriorate, wear away.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove and replace cracked brick. Light pressure-wash brick. Repoint brick.	2	ESL	S
Weeps	No weeps in original building, Weeps provided in new kindergarten and community center portion of building.	No Action Required.	-	-	-
Foundation	Concrete foundation. Parge coat is deteriorating, chipping away.	Re-parge exposed foundation at Kindergarten addition.	2	ESL	S
Windows					
Frame Materials	Thermally broken aluminum window units and storefront systems provided in new kindergarten and community center portions of building. All in good condition. Painted HM storefront systems provided for each classroom node. Systems protected by soffit overhang typically in good condition. HM systems with no overhang protection (Public library, admin area) the paint on the HM system frames is worn, chipping away.	Refinish and repaint HM system frames that have no overhang protection.	2	ESL	S
Glazing Type and Color	Clear insulated glass.	No Action Required.	3	ESL	N/A
Operable Sash Type and Sash Hardware	Some aluminum window units in the new building portions have operable sashes - double hung.	No Action Required.	3	ESL	N/A
Storm Windows and Insect Screens	Insect screens provided. In good condition.	No Action Required.	3	ESL	N/A
Sills	HM frames extend to ground level. Aluminum systems have integral sills.	No Action Required.	3	ESL	N/A
Lintels	Painted steel lintels. Lintels are good condition, however paint is wearing/chipping away.	Refinish, repaint all lintels.	2	ESL	S
Window Treatment (Shades or Blinds)	Roller shades in old building, blinds in new building.	No Action Required.	3	ESL	N/A
Exterior Doors - Main Entrance					
Frame Materials	Thermally broken aluminum storefront systems provided at main entry, community center entry, and kindergarten entry. All are in good condition.	No Action Required.	3	ESL	N/A
Glazing Type and Color	Clear insulated glass.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	3	ESL	N/A
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					

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Materials	The remaining exterior doors are all painted HM door and frame. Classroom exterior doors are all full lite doors, in a painted HM system. Typically, these systems occur under overhangs and are well protected. Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint. Riverton Library branch HM doors, paint is fading and chipping.	Replace most exterior HM service doors with new HM doors. Repaint HM door and frame.	2	END	S
Lintels	Lintels appear to be in good condition. Some lintels show minor rusting, paint chipping.	Refinish and repaint 3 exterior lintels at gym volume.	2	ESL	S
Door Widths and Clearances	Compliant	No Action Required.	3	ESL	N/A
Door Hardware	Some doors have non compliant door hardware.	Doors with non compliant hardware are recommended for removal (above). No Action Required.	-	-	-
Overhead or Coiling Doors	None	No Action Required.	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Painted cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits.	2	ESL	S
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition. Sealants on older portions of building are beginning to crack and peel.	Remove sealant between top of lintel and bottom of masonry on all building lintels to allow for proper masonry cavity drainage. Within the next 10 years, remove and replace all window and door perimeter sealants.	2	END	S
Building Joint Sealant	Building joint sealant in newer portions of building (comm. center, kindergarten) are in good condition. Building sealants on older portions of building are beginning to crack and peel - deteriorate	Remove existing building joint sealant, replace with new.	2	END	S
Flashing					
Material	Aluminum flashing in good condition.	No Action Required.	3	ESL	N/A
Condition of joints	Flashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.	Address one flashing joint. No Action Required on rest of building.	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Sloped deck.	No Action Required.	3	ESL	N/A
Material, Type, Color	Black EPDM in good condition	No Action Required.	3	ESL	N/A
Age	1990s, 2007	No Action Required.	-	-	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Edges and Copings	No parapet. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia pieces on new building are in good condition. Fascia pieces on old building are corroding, discoloring.	Recommend replacing fascia edging on old building - it is nearing the end of its life, and is unsightly.	2	END	S
Roof Drains (Covers)	Aluminum roof drain covers. In good condition.	Continue to maintain, keep clear.	3	ESL	N/A
Condition of Flashings & Transitions	Flashings and transitions in typically good condition. There are two locations where flashing is damaged.	Replace damaged flashing.	2	END	L
Walkway Pads	Only in a select few locations.	No Action Required.	-	-	-
Ponding	Areas of ponding over gymnasium roof.	Further investigation required as to whether roof slope in this area is adequate, or if additional roof drain is needed.	1	END	I
Skylights					
	None				
Gutters and Downspouts					
	None				
Exterior Stairs and Ladders					
Locations and Materials	Roof ladders provide adequate access to all roof areas. Exterior stair at loading dock is non compliant. Concrete stair is less than 3' wide. Rails are non compliant.	Remove existing concrete stair. Replace with new concrete stair.	0	OB	I
Areaways					
	None				
Decorative Items or Features					
Types and Locations	None				
Other Observations					

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Outbuilding at building rear	Brick at outbuilding is spalling, mortar in some locations is wearing away. Aluminum fascia is corroded, stained. Double HM door and frame is heavily worn, dented, and rotting.	Replace spalling brick. Repoint brick. Replace aluminum fascia. Replace doors.			

BUILDING INTERIOR					
General Notes					
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Single-use student bathrooms	Existing bathroom configurations are not ADA accessible. Rooms are too small.	Recommend renovating all single-use bathrooms for ADA accessibility.	0	OB	I
Main Entrance					
Floor & Base Finish Materials	Main Entry - 6" x 6" ceramic tile floor and tile base. Some tiles are broken, missing. First Grade Entry - VCT tile floor, new. Community Center Entry - 6" x 6" ceramic tile floor and tile base. In good condition.	Replace broken and missing tiles.	2	ESL	L
Entrance Mats	Main Entry - Recessed, aggressive grade walk-off mat provided in main entry vestibule. Medium grade walk-off provided in sequence after. No mild-grade walk-off mat provided inside school lobby. First Grade Entry - Proper walk-off sequence provided. Community Center Entry - Proper walk-off sequence provided.	Main entry - provide mild-grade walk off mat in school lobby.	2	ESL	S
Wall Finish Materials	Main Entry - Brick veneer, in good condition. First Grade Entry - Painted CMU, in good condition. Community Center - Aluminum storefront system, jumbo brick.	No Action Required.	-	-	-
Ceiling Finish Materials	Main Entry - 2x2 ACT ceiling, in good condition. First Grade Entry - Kalwall canopy ceiling, in good condition. Community Center - Kalwall canopy ceiling, in good condition.	No Action Required.	-	-	-
Video/Intercom to Main Office	Buzz-in intercom entry system.	No Action Required.	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule provided in all locations.	No Action Required.	3	ESL	N/A
Door Access Control (FOB / Prox Card)	None	No Action Required.	-	-	-
Door Hardware	Aluminum pull handles, panic bars. Compliant.	No Action Required.	3	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	Main Entry Lobby - ceramic tile floor and base, in good condition. Community Center Entry - ceramic tile floor and base, in good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Main Entry Lobby - brick veneer, in good condition. Community Center Entry - painted CMU, painted GWB. In good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Main Entry Lobby - 2x2 ACT, in good condition. Community Center Entry - 2x4 ACT, in good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, mural boards.	No Action Required.	3	ESL	N/A
Display Cases	None	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	3	ESL	N/A
Corridors					
Floor & Base Finish Materials	VCT with rubber base, in good condition. Ceramic tile, ceramic base, in good condition. Carpet with rubber base, in fair condition.	Carpet is beginning to show its age, wear and tear. Consider replacing with carpet tile within the next 10 years.	2	END	S
Wall Finish Materials	Brick veneer. In good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Mix of 2x2 ACT and 2x4 ACT. Generally, tile is in good condition.	No Action Required.	3	ESL	N/A
Lockers	None	No Action Required.	3	ESL	N/A
Transoms and Borrowed Lights	None	No Action Required.	3	ESL	N/A
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating (brick corridor walls). Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	No Action Required.	-	-	-
Doors opening into Corridors (rating, closers, hold opens, swing, widths)	Doors are typically painted HM door and frame. Some are wood veneers door with HM frame. Classrooms doors often have narrow lite with safety glass. Typically no apparent rating, not on closers or hold opens. Swings and widths are typically compliant. Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. Doors are typically in good condition.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Corridor doors are painted HM doors and HM frame. These HM door systems have an aluminum infill panel at the transom, glass sidelites. Doors have either a narrow lite with safety glass, or not lite at all. Some doors are marked with 1.5 hr rating, others have no marked rating. Doors on closers with hold opens. Swings and widths are compliant. Doors typically in good condition.	No Action Required.	3	ESL	N/A
Wall Projecting Objects	In main entry lobby, wall-mounted defibrillator protrudes further than 4" off wall, and is below 80" in height. Wall-mounted donation bucket has the same issue.	Provide new recessed or semi-recessed defibrillator wall cabinet. Install cabinet in existing wall. Replace donation bucket with slimmer vessel.	0	OB	I
Drinking Fountains	Only 1 drinking fountain in new community center building lobby. Fountain is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0-3	OB-ESL	I
Interior Signage					
Materials	Plastic signage.	Provide consistent code compliant signage throughout the entire building	0	OB	I
At Code Required Locations?	Typically, signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress doors in most vestibules	Recommend providing consistent code compliant signage throughout the entire building.	0	OB	I
Accessibility Compliance	Room sign tags are not compliant in size, character and location.	Provide signage to comply with character proportion, height, raised, brailled characters and pictorial symbol sign requirements (MAAB).	0	OB	I
Secondary Exits (no stairs)					
Floor & Base Finish Materials	Typically exposed concrete floors, no base. Concrete floors showing signs of deterioration, staining. Loose walk-off mats sometimes provided.	Recommend providing consistent walk-off sequence at secondary entries. Provide aggressive grade walk-off material at all secondary entries to protect floor finishes inside	2	END	S
Wall Finish Materials	Brick, painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT, in fair condition.	No Action Required.	3	ESL	N/A
Tread & Riser Height Uniformity and Nosing Compliance	No interior stairs				
Guardrails (height, sphere)					
Handrails (height, extensions, profile)					
Landing Clearances					
Minimum Headroom					
Presence of Storage Beneath Stairs					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Door Material (Including Frame & Glazing)	Painted HM door and frame. No lite. Paint on some secondary entry doors are faded, chipping.	Refinish, repaint all secondary entry vestibule doors.	2	ESL	S
Door Hardware	Mix of aluminum push plates, pull handles, and panic hardware.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Elevators and Lifts					
	None.				
First Grade Classrooms (new addition)					
Floor & Base Finish Materials	Mix of VCT and carpet.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT.	No Action Required.	3	ESL	N/A
Casework and Cubbies	Plastic laminate casework.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Sinks mounted in plastic laminate countertops, ADA compliant height and knee clearance.	No Action Required.	3	ESL	N/A
AV and Interactive Systems					
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal painted frame. Half 1/2 lite door. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Kindergarten Toilet Rooms (single user, student)					
Floor & Base Finish Materials	Ceramic tile floor, base. Floors beginning to show age, wear and tear. Isolated areas of staining, broken tile.	Recommend replacing floors with renovation of single-use bathrooms.	2	END	S
Wall Finish Materials	Painted CMU, in fair condition.	Recommend repainting with renovation of single-use bathrooms.	3	ESL	L
Ceiling Finish Materials	Painted GWB, in fair condition.	Recommend replacing ceilings with renovation of single-use bathrooms.	3	ESL	L
Plumbing Fixtures	Wall mounted porcelain sink and toilet fixtures, in good condition, ADA compliant.	Recommend replacing all fixtures with renovation of single-use bathrooms.	3	ESL	L
Mirrors	Wall mounted, in good condition.	Recommend replacing all mirrors with renovation of single-use bathrooms.	3	ESL	L
Accessories	Wall mounted, in good condition.	Recommend replacing all accessories with renovation of single-use bathrooms.	3	ESL	L
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Single-user student toilet rooms are too small of accommodate ADA clearances. Fixture clearances not provided. No grab bars.	Recommend renovating all single-use bathrooms to make ADA compliant.	0	OB	I
Door Material (Including Frame & Glazing)	Painted HM door and frame. Finish on doors and frames are approaching end of life.	Recommend replacing doors with renovation of single-use bathrooms.	2	END	S
Door Hardware	Typically knob hardware. Non compliant.	Replace hardware with door replacement, as part of renovation of all single-use bathrooms.	0	OB	I
Door Widths and Clearances	Doors are only 30" wide, non compliant.	Replace doors as part of renovation of all single-use bathrooms.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
General Purpose Classrooms					
Floor & Base Finish Materials	Most general purpose classrooms have carpet floors. There are no glaring deficiencies with the finish, however staining and tears indicate that the carpet will be nearing the end of its life soon. Rubber base is dented and scuffed, peeling away from walls in areas.	Replace classroom floor finishes and base within the next 10 years.	2	END	S
Wall Finish Materials	Primary perimeter walls for each classroom node are painted CMU block walls. Dividing walls between classrooms are folding operable walls, extending to ceiling. These operable walls haven't been opened in decades. Some have base cabinets against them, others have been plastered with tackboard and posters.	Remove folding operable walls dividing classrooms with full height GWB partitions.	0	OB	S
Ceiling Finish Materials	2x4 ACT. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace ceiling tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Remove and replace all chalkboards with whiteboards.	0	OB	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Non ADA sinks in most of the classrooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	I
AV and Interactive Systems	Some classrooms have ceiling mounted projects with smartboards. Other classrooms have wall-mounted pull down screens with projectors on movable carts.	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L
Door Material (Including Frame & Glazing)	Painted HM door and frame, narrow lite with safety glass. In fair condition.	No Action Required.	-	-	-
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Science Classrooms					
	None				
Science Prep Rooms					
	None				
Family & Consumer Science (Home Ec.)					
	None				
Art Classrooms					
Floor & Base Finish Materials	Ceramic tile floor, tile base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Brick, in good condition. Tackable canvas panel on masonry wall, paint is beginning to fade and chip, material is deteriorating. Temporary part height GWB walls.	Remove canvas panel along masonry wall. Replace part-height walls with full height GWB partitions. Provide dividing wall between corridor and art room.	2	END	S
Ceiling Finish Materials	2x2 ACT, in good condition.	No Action Required.	3	ESL	N/A
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Wood flat storage/shelving units, showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding. Replace wood flat storage/shelving units with more resilient plastic laminate shelving.	2	END	S
Visual Display Surfaces	Tackboards, in fair condition.	To be removed, replaced with wall renovation work.	3	ESL	N/A
Sinks (ADA compliance)	Two non-ADA sinks in the art room. Stainless steel sink mounted in plastic laminate counter top, base cabinet casework.	Replace 5' x 10' base cabinet casework, replace with new casework with counter mounted ADA sinks.	0	OB	I
AV and Interactive Systems	None	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Kilns	Kiln (enclosed by closely abutting furniture).	Remove abutting furniture. Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	I
Dark Room	None	No Action Required.	-	-	-
Pottery Wheels / Other	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	There is no main art room door, open to corridor. Doors to storage room are wood veneer, no glazing, with wood frame. Showing heavy wear and tear.	Provide new door in new GWB wall framed between corridor and art room. Replace 3 existing doors with new doors.	2	END	S
Door Hardware	Non compliant knobs on storage rooms doors.	Replace hardware with door replacement.	0	OB	I
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Technology Classrooms					
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor (and therefore main library) carpet is replaced.	3	ESL	L
Wall Finish Materials	Brick veneer, painted HM storefront. In good condition.	No Action Required.	3	ESL	L
Ceiling Finish Materials	2x4 ACT, in fair condition.	No Action Required.	3	ESL	L
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboard.	No Action Required.	3	ESL	L
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Ceiling mounted projector, wall-mounted pull down screen.	No Action Required.	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door, no lite. Painted HM frame. In good condition.	No Action Required.	3	ESL	L
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Special Education Classrooms (Large Learning Center)					
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU, in good condition. Painted GWB - a few areas where wall was patched and not repainted. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away.	Patch and repaint GWB walls. Remove existing wall panels. Expose and refinish CMU walls behind.			
Ceiling Finish Materials	2x2 ACT, in good condition.	No Action Required.	3	ESL	N/A
Casework	Painted wood built-in shelving in small study room.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	None	No Action Required.	-	-	-
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Ceiling mounted projector, freestanding display wall at stage.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. Wood veneer doors with HM frame providing access to side rooms, in fair condition.	Remove and replace (2) sets of double doors into learning center room.	2	END	S
Door Hardware	Main doors have aluminum lever handle, compliant. Non-compliant knobs on door hardware into side rooms.	Main doors - replace hardware with door replacement. Side rooms - outfit existing doors to have compliant lever-type hardware.	0	OB	I
Door Widths and Clearances	Main doors are compliant. Entry to side study room is too narrow due to desk placement.	Remove desk furniture to provide proper ADA room clearance.	0	OB	I
Performing Arts - Auditorium					
	See Cafetorium				
Performing Arts - Stage					
Floor & Base Finish Materials	Wood floor, vented steel base. In fair condition, but showing signs of wear and tear, denting, chipping.	Replace wood stage floor within the next 10 years. Replace vented steel base with new vented rubber base.	2	END	S
Wall Finish Materials	Painted CMU.	No Action Required.	3	ESL	L
Ceiling Finish Materials	Painted exposed metal deck, joists.	No Action Required.	3	ESL	L
Acoustical Treatments	None	No Action Required.	-	-	-
Theatrical Lighting	Two rows of theatrical lighting.	No Action Required.	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Curtains at front and rear of stage. No back of house. No true proscenium, though GWB soffit and painted CMU frames stage opening.	No Action Required.	3	ESL	N/A
Rigging	Lighting and stage curtains appear to be hanging directly from joists framing roof. No rigging.	No Action Required.	-	-	-
Stage Accessibility	Stage is accessible. Ramp provided at rear of stage (near main lobby). Carpet floor finish on ramp is heavily worn. Railings do not have proper ADA extensions.	Remove ramp carpet, replace with new carpet tile. Remove existing non complaint handrail, replace with new compliant handrail.			

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lite. Both stage doors are showing heavy wear and tear.	Remove and replace (2) sets of single doors into stage.	2	END	S
Door Hardware	Aluminum lever handle, compliant.	Replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Performing Arts - Music Rooms					
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	S
Wall Finish Materials	Painted CMU, in good condition. Wall panels over CMU back walls are in fair condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x2 ACT, in good condition.	No Action Required.	3	ESL	N/A
Acoustical Treatments	Wall panels on back wall likely have acoustical value.	No Action Required.	-	-	-
Casework	Wood laminate wardrobe. Showing damage from scratching and removed hardware. Delamination at base.	Remove and replace wardrobe.	2	END	S
Visual Display Surfaces	Tackboards, chalkboards.	Remove and replace chalkboards with whiteboards.	0	OB	I
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	White display surface on wall, projector on movable cart.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Assistive Listening	None	No Action Required.	-	-	-
Practice Rooms	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear.	Remove and replace (2) sets of double doors into music room.	2	END	S
Door Hardware	Main doors have aluminum lever handle, compliant.	Main doors - replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Library / Media Center					
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor carpet is replaced.	3	ESL	L

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LEGEND					
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Brick veneer, in good condition. Partial-height GWB walls for separate reading areas.	Replace all partial-height walls with full-height GWB walls.	0	OB	I
Ceiling Finish Materials	2x4 ACT, in good condition.	No Action Required.	3	ESL	N/A
Stacks	None	No Action Required.	-	-	-
Carrels	No true 'carrels', open tables (plastic laminate top) with wood chairs in back.	No Action Required.	3	ESL	N/A
Shelves	Wood veneer with adjustable metal shelves. In fair condition.	No Action Required.	3	ESL	N/A
Circulation Desk	Laminate circulation desk.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tack boards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Workroom / Staff Areas	Workroom/Staff areas in back, similar finishes, condition level. Laminate casework in these areas are heavily worn, dated.	If carpet is replaced in library, also replace carpet in workroom areas. Recommend replacing aging veneer casework with more resilient plastic laminate casework with resilient edge banding.	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projector, ceiling mounted pull down screen.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Mix of wood veneer and painted HM doors, in painted HM frame. Wood doors have 1/2 lite, HM doors have narrow lite with safety glass. All are in fair condition.	No Action Required.	3	ESL	N/A
Door Hardware	Main doors have aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Gymnasium					
Floor & Base Finish Materials	Athletic flooring, rubber base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Exposed steel deck, joists. Vestibule areas have 2x4 ACT. Tiles in poor condition, or missing entirely.	Replace areas of 2x4 ACT tile with new tile.	1	END	I
Wall Pads	Wall pads provided for main court hoops. 1 section of wall pad damaged under main hoop. Pads missing under 2 practice hoops.	Replace torn wall pad. Install new wall pads under practice hoops.	0	OB	I
Acoustical Treatments	None.	No Action Required.	-	-	-

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Drinking Fountains	Two stainless steel ADA drinking fountains provided.	No Action Required.	-	-	-
Backstops (quantity, mounting type, manual/motorized)	2 Main hoops, glass backboards, retractable, motorized. In good condition. 4 practice hoops, retractable, manual. Backboard heavily worn, showing damage.	Replace 4 practice backboards, hoops.	2	END	S
Scoreboard and Time Clocks	Scoreboard with timeclock provided.	No Action Required.	3	ESL	N/A
Bleachers	Wood telescoping bleachers.	No Action Required.	3	ESL	N/A
Dividing Curtains	Dividing curtain provided at center of gym. In good condition.	No Action Required.	3	ESL	N/A
Rock Climbing Wall	None	No Action Required.	-	-	-
Climbing Ropes	None	No Action Required.	-	-	-
Visual Display Surfaces	None	No Action Required.	-	-	-
AV and Interactive Systems	Announcement speakers.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM double doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. Office and storage doors are painted HM single doors and frames, showing heavy wear and tear.	Remove and replace double doors associated with gymnasium. Remove and replace single doors associated with gymnasium.	2	END	S
Door Hardware	Main doors have aluminum lever handle, compliant.	Replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	Clearance is not provided in a storage room due to the location of storage materials.	Remove storage materials from door clearance area.	0	OB	I
Natatorium					
Floor & Base Finish Materials	Ceramic tile floor, no base. Tile is showing its age. Areas of broken tile. Discoloration around floor mounted fixtures. Generally speaking, floor appears to be nearing the end of expected service life.	Continue to maintain floor. Replace tile floor within the next ten years.	2	END	S
Floor Sealants	Floor sealants and control joints are becoming damaged, peeling in some locations.	Replace all floor sealants within the next 5 years.	2	END	S
Wall Finish Materials	Painted CMU.	No Action Required.	3	ESL	N/A
Acoustical Treatments	Corrugated metal acoustical panel attached to bottom chord of roof joists.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Exposed roof deck, steel joists.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Main doors are showing heavy wear and tear. Office door, and doors to locker rooms also showing heavy wear and tear.	Remove and replace main set of double doors to the natatorium. Remove and replace single doors associated with locker room/office access from natatorium.	2	END	S
Door Hardware	Main doors have aluminum lever handles, panic bars, compliant.	Replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Scoreboard and Time Clocks	Ranking board with time and lane.	No Action Required.	3	ESL	N/A
Pool Construction	In ground construction. Pool staff noted that they haven't had any issues with leaking in recent years.	No Action Required.	3	ESL	N/A
Bleachers	6 rows of fixed aluminum bleachers.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	-	-	-
Weight Room / Fitness Room					
	None				
Locker Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU. Porcelain tile in gang showers. In good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Painted plaster. Generally, in good shape. Isolated areas where paint is peeling, is a maintenance item.	No Action Required.	3	ESL	N/A
Lockers (Material, Vented, ADA)	Plastic lockers, including single and double tier. All are vented. Lockers look new.	No Action Required.	4	NEW	N/A
Shower Configuration (Gang, Stalls)	Men's side has gang shower configuration. Women's side has private shower configuration, shower stall with private changing stall in front.	For men's room, a short term fix would be to add shower partitions to center shower tower. Configure with curtain rod and curtain for privacy. Long term, total renovation of gang shower area to provide all new fixtures, and private changing and shower stalls.	0	OB	N/A
Level of Privacy	Women's LR is private. Men's LR is not private. See above.	See above.	-	-	-
Plumbing Fixtures	Men's LR has gang shower towers. Woman's LR has separate shower fixtures.	See above.	-	-	-
Changing Area (Private or Open)	Locker area is open on men's and women's side.	No Action Required.	-	-	-
Level of Privacy	No private changing areas in men's LR. Private changing areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.	Extend wing wall at men's LR entry.	0	OB	S
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessible shower changing area, stall, and shower fixture provided in women's LR. Men's LR does not have an accessible shower stall.	As part of future large scale renovations, install ADA compliant shower stall and changing area in men's LR.	0	OB	S
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Locker room doors showing heavy wear and tear.	Remove and replace single HM doors associated with locker rooms.	2	END	S
Door Hardware	Main doors have aluminum lever handles, push plates, compliant.	Replace hardware with door replacement.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Locker Area Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Painted plaster. Generally, in good shape. Isolated areas where paint is peeling, is a maintenance item.	No Action Required.	3	ESL	N/A
Toilet Partitions	High density polyethylene toilet partitions. Partitions look new.	No Action Required.	4	NEW	N/A
Plumbing Fixtures	Wall mounted porcelain toilets and sinks. In good condition.	No Action Required.	3	ESL	N/A

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Wall mounted, in good condition.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant toilet stall provided in each locker room.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	See 'Locker Rooms' above.				
Door Hardware					
Door Widths and Clearances					
Cafetorium					
Floor & Base Finish Materials	VCT floor, rubber base. VCT floor is well maintained, however is approaching the end of its life. Areas of discoloration, patched tiles. Base is damaged, peeling away from wall.	Recommend replacing VCT floors within the next 10 years. Remove and replace existing rubber base with new.	2	END	S
Wall Finish Materials	Painted CMU. Paint is wearing away, scuffed from heavy traffic. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away.	Repaint all CMU walls. Remove existing wall panels. Expose and refinish CMU walls behind.	2	ESL	L
Ceiling Finish Materials	2x2 ACT	No Action Required.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Drinking Fountains	ADA compliant drinking fountain provided.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0-3	OB-ESL	I-N/A
Acoustical Treatments	Tectum wall panels over CMU. Acoustic baffles hanging from ceiling.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM door and frame. Narrow lite glazing. Door showing heavy wear and tear from high traffic. Other doors within cafetorium space should be replaced, also showing heavy wear and tear.	Remove and replace existing doors with new doors.	2	END	S
Door Hardware	Alum panic hardware, knobs. Non compliant.	Replace hardware with door replacement.	0	OB	I
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	Ceramic tile floor and base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Overhead or Counter Doors	None	No Action Required.	-	-	-
Serving Line Circulation Pattern	Equipment brought into cafetorium, students form single file line.	No Action Required.	-	-	-
Food Service Equipment	Looks to generally be in good condition. Includes a fumehood with fire suppression, a 3 bay wash basin, and a hand washing station.	No Action Required.	3	ESL	N/A
Washable or disposable plate ware, utensils, trays					
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Doors showing heavy wear and tear from high traffic. Frames beginning to rot near the floor.	Remove and replace existing HM doors with new wood veneer doors.	2	END	S
Door Hardware	Non compliant knobs	Replace hardware with door replacement.	0	OB	I
Door Widths and Clearances	Doors to kitchen office and single-user bathroom are only 30" wide, too narrow.	Replace doors (see above)	-	-	-
Kitchen Bathroom	Poor access (only through office). Much too small for ADA compliance.	Renovate 100 SF area of office and bathroom to accommodate better bathroom access and ADA compliance.	0	OB	I
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	Carpet floor, rubber base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	S
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S
Visual Display Surfaces	Tackboards	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Non ADA sinks in most of the staff rooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	I
AV and Interactive Systems	None	No Action Required.	3	ESL	N/A
Workstations (FF&E)	Plastic laminate furniture, desks.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM door and frame, no lite. Doors showing heavy wear and tear from high traffic.	Remove and replace existing HM doors with new wood veneer doors.	2	END	S
Door Hardware	Aluminum lever handle at main door. Non compliant knob at storage door.	Outfit existing door to have compliant lever-type hardware.	0	OB	I
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Nurse and Health					
Floor & Base Finish Materials	VCT floor, rubber base. These both look new.	No Action Required.	4	NEW	N/A

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT	No Action Required.	3	ESL	N/A
Casework	Painted laminate casework. In good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Stainless steel sink mounted in plastic laminate counter top. ADA compliant, in good condition.	No Action Required.	3	ESL	N/A
Privacy Curtains (no. of rest areas)	(1) Resting cot. No privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	S
Door Material (Including Frame & Glazing)	Newer wood veneer doors with painted HM frame. Older HM door with painted HM frame.	Replace older HM door and frame.	3	ESL	L
Door Hardware	Older door has non compliant door knob	Replace hardware with door replacement.	0	OB	I
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Administration Office Area					
Floor & Base Finish Materials	Mix of VCT and carpet. Rubber base. VCT is in good condition. Carpet is heavily worn, stained.	Replace carpet within the next 10 years.	2	END	
Wall Finish Materials	Painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	S
Casework	Most casework is plastic laminate, in good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards	No Action Required.	3	ESL	N/A
Reception / Waiting (location, no. of seats)	5 waiting seats at reception counter.	No Action Required.	3	ESL	N/A
Conference Room	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Non compliant sink	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S
Workstations (FF&E)	Plastic laminate counters, tables, and desks.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Mostly painted HM doors and HM frames. Some wood veneer doors. Mix of no, narrow, and 1/2 lites. Paint on HM doors and frames beginning to wear away.	Refinish, repaint HM doors and frames.	2	ESL	L
Door Hardware	Some doors have non compliant door knobs.	Replace with compliant aluminum lever hardware	0	OB	I
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Single-user bathrooms	Two single-user bathrooms lack grab bars.	Install 2 sets of grab bars.			
Student Toilet Rooms (multiple-user)					
Floor & Base Finish Materials	Ceramic tile floor and base.	No Action Required.	3	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	I
Toilet Partitions	High density polyethylene toilet partitions. Partitions look new.	No Action Required.	4	NEW	N/A
Plumbing Fixtures	Wall mounted porcelain toilets and sinks. In good condition.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Wall mounted, in good condition.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant toilet stall provided in each locker room. However, grab bars are missing.	Provide (2) sets of toilet grab bars	0	OB	I
Door Material (Including Frame & Glazing)	HM doors and frames. No lites.	Replace doors (see below)	3	ESL	N/A
Door Hardware	Non compliant door knobs	Replace doors (see below)	0	OB	I
Door Widths and Clearances	Doors are too narrow, clearance not provided.	Remove and replace existing doors with 36" new wide doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	I
Staff Toilets					
Floor & Base Finish Materials	Epoxy coated floor, turns up into wall base. Floors typically damaged, discolored, and cracking.	Replace epoxy floor with ceramic tile floor.	2	END	S
Wall Finish Materials	Painted CMU	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Painted GWB	No Action Required.	3	ESL	N/A
Toilet Partitions	Painted enamel	No Action Required.	3	ESL	N/A
Plumbing Fixtures	Wall mounted porcelain toilets and sinks. In good condition.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Wall mounted.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant toilet stall provided in each bathroom.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	HM doors and frames. No lites.	Replace doors (see below)	3	ESL	N/A
Door Hardware	Non compliant door knobs	Replace doors (see below)	0	OB	I
Door Widths and Clearances	Clearance not provided at door.	Remove and replace existing doors with new wood veneer doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	I
Mechanical and Service Spaces					
Floor & Base Finish Materials	Exposed concrete floor.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Unfinished CMU.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Exposed roof deck, joists.	No Action Required.	3	ESL	N/A
Sinks	None	No Action Required.	3	ESL	N/A
Tool and Supply Storage	None	No Action Required.	3	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Equipment Housekeeping Pads	Major equipment located on concrete pads.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM door and frame, in poor condition.	Noted for removal in exterior evaluation.	-	-	-
Door Hardware	Service space doors often have non compliant knobs.	Replace with compliant aluminum lever hardware	0	OB	I
Door Widths and Clearances	Door clearance sometimes not met due to equipment or furniture blocking that clear space.	Move equipment/furniture as part of general maintenance.	-	-	-
Portland Public Library Branch					
Floor & Base Finish Materials	Carpet, rubber base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU, generally in good condition. Large crack through CMU/mortar near library corner wall.	Remove broken CMU, replace with new CMU, repaint.	2	END	S
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	S
Stacks	Metal shelving units lining CMU walls.	No Action Required.	3	ESL	N/A
Carrels	Plastic laminate work tables with computers.	No Action Required.	3	ESL	N/A
Shelves	Wood veneer with metal shelves.	No Action Required.	3	ESL	N/A
Circulation Desk	Wood veneer.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S
Sinks (ADA compliance)	Stainless steel sink mounted in plastic laminate counter top.	Replace existing sink with ADA compliant sinks and new casework	0	OB	I
Workroom/Staff Areas	Yes, with casework and sinks noted above.	See above	-	-	-
AV and Interactive Systems	Project on movable cart, wall-mounted pull down projector screen.	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L
Door Material (Including Frame & Glazing)	Main entry doors - painted HM doors and frames, narrow lites with safety glazing. Other library doors are showing same wear and tear from heavy traffic.	Recommend replacing HM door entry system with aluminum storefront system, aluminum doors. Replace all library HM doors and frames.	2	END	S
Door Hardware	Non compliant door knobs.	Replace hardware with door replacement.	0	OB	I
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Single-user bathroom	Bathroom is too small for ADA clearance. Finishes have reached the end of their expected service life	Renovate bathroom space.	0	OB	I
Stairs	Stairs have carpet flooring. Railings are non compliant.	Remove existing handrails. Replace with complaint handrails.			

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Community Center Room					
Floor & Base Finish Materials	VCT, carpet with rubber base. Carpet showing signs of wearing, staining.	Replace carpet within the next 10 years.	2	END	S
Wall Finish Materials	Painted CMU, GWB	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT	No Action Required.	3	ESL	N/A
Casework	Plastic laminate casework. In good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Stainless steel sink mounted in plastic laminate counter top. ADA compliant, in good condition.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Main doors have aluminum lever handles, panic bars, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Single-user bathroom	Finishes in good condition. Fully ADA compliant.	No Action Required.	3	ESL	N/A

FIRE PROTECTION					
Fire Service	Municiple 6"				
Type of Sprinkler System	NFPA 13 automatic sprinkler system wet/dry	Maintenance--some components (sprinkler heads) may beyond service life and require replacement.	3	END	L
Cross Connection Prevention	None apparent	grandfathered			
Sprinklers	Upright, pendant, semi recessed				
Special Systems	NA				
Fire Department Connection	Yes				
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municiple 3"				
Cold Water System	single double check, testable, back flow prevention	maintenance	3	ESL	S
Hot Water System	Indirect via boielrs horizontal storage (+500 gal) approximately 1990's vintage.	Beyond its service life or 18 years. Replace in kind	2	ESL	S
Domestic distribution system	Copper piping lead solder	Copper distribution system beyond the expected service life of 30 years. Replace with new system--some upgrades to date.	2	END	L
Sanitary Waste and Vent System	Cast iron and some PVC	Beyond its service life. Some piping has been upgrded thru renovation projects.	2	END	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Storm Drain System	Cast iron and some PVC	Beyond its service life. Some piping has been upgrded thru renovation projects.	2	END	L
Plumbing Fixtures	Recently upgraded with low flow fixtures	maintenance	3	ESL	L
Drinking Fountains / Water Coolers	ADA water cooler with bottle fill	maintenance	3	ESL	L
Natural Gas	Yes				
Kitchen Gas Service & Shut-Offs	Yes				
Natatorium Systems	Pool HX via boiler water.	Expected service life of 15 years--replace	2	ESL	S

MECHANICAL					
Fuel Type / Service (Gas/Oil)	#2 oil / Nat gas				
Heating Plant	(2) Hurst firetube boilers--recent up grade (confirm MBH)	Maintenance. Expected service life 25 years.	3	ESL	L
Air Conditioning (Yes/No/Limited)	Yes-- (package 20 ton roof top-community), other package roof top units (ACU-1 thru 3) and RTU-1. Indoor AHUs have chilled water cooling. MscI split AC units.	Units are 2001 to 2014 mfg dates, useful service life of 20 years. Replace systems in kind over next 10 - 15 years.	3	ESL	S & L
Cooling Plant	Vintage chiller with indoor condenser AHU.	Beyond service life. Replace with 40 ton air cooled chiller	1	END	S
Air Handling Unit Systems	Most indoor AHUs cooling replaced vintage AHUs between 2003-2006 (boiler room mezzanine). Remaining indoor AHUS with cooling are vintage mfg.Penthouse H&V units replaced vintage between 2006-8.	Exising vintage AHUs with cooling are beyond service life and should be replaced with new units. (AHU-6, 7 & 8)??	2	END	S
Pumps	(1) HW pump recently replaced. Other CHW and HW pumps are aged.	Add new 2nd matched heating pump for lead/lag operation. Replace CHW pumps for lead/lag operation--replace with chiller.	2	END	I
Terminal Unit Systems	Some vintage fintube and CUH heating, other has been upgraded with the 2006 renovations and AHU-VAV replacement.	Vintage units are beyond service life. 2006 renovation unit have an expected service life of 20 years (10 years left)	2	ESL	L
Exhaust Systems	Most exhaust fan units were replaced with the 2006-8 HVAC renovation projects. Some vintage fans remain in service.	Vintage exhaust fans remaining in service are beyond useful service life and should be replace in kind.	2	END	S
Piping System	A good portion of the existing HW piping has been modified and replaced during the 2006-8 HVAC renovations upgrade. CHW piping is mainly limited to the boiler room mezzanine	Remaining vintage HVAC piping should be inspected and replaced where beyond service life. CHW piping can be replaced as needed at time of chiller replacement.	3	ESL	I
Automatic Temperature Controls	Pneumatic vintage and DDC electronic. Many pneumatic actuators have been replaced over the years. DDC replaced pneumatic controls with HVAC equipment during the 2006-8 renovations.	Vintage pneumatics remaining are beyond the useful service life and should be replaced. Replace complete pneumatic controls at time of remaining Indoor AHU and Chiller replacement.	2	END	I or S
Natatorium Systems	Pool dehumidfyer with OA unit, est. mfg 2004. Continuous operating issues & odors.	service life estimate 15 years -- replace	3	ESL	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
ELECTRICAL					
Service	Underground primary to utility owned padmount transformer. Underground secondary to Main distribution panelboard.		3	ESL	
Wiring	Building wire in underground conduit		3	ESL	
Equipment	2001 vintage Siemens panelboard		3	ESL	
Rating	1200A, 480/277V, 3-phase, 4-wire				
Distribution System					
Panels	Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do not have adequate clear working clearance in front of them.	Replace 1976 vintage panelboards and transformers. Relocate custodial items from closet near gym to provide clear space in front of panels.	2	END	S
Motor Controls	Two 1976 vintage FPE motor control centers are located in the Mechanical Mezzanine. These have exceeded their anticipated useful life.	Replace motor control centers.	1	OB	I
Wiring	Building wire in conduit. The wiring to 1976 vintage panelboards, transformers, and motor control centers has exceeded its anticipated useful life.	Update wiring in conjunction with equipment updates.	2	END	S
Branch Circuits	Based on what can be seen in a visual inspections, branch circuits are a mixture of building wire in conduit and MC cable. Some abandoned temporary lighting and wiring was observed at an open ceiling in an IDF closet.	Remove abandoned temporary lighting and wiring.	2	ESL	I
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES.	Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.	2	ESL	S
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail All fixtures will reach the end of their anticipated useful lives within 20 years	2	END	S
Interior Lighting					
Classrooms	Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Offices	Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Toilets	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Mech/Storage	fluorescent strips with T8 lamps in some areas. Some mechanical room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Assembly	Mix of incandescent downlights and recessed T8 fluorescent fixtures with parabolic diffusers.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Emergency Power	N/A				
Life Safety					
Fire Alarm	Faraday addressable control panel. System generally complies with current standards and ADA, although some notification circuit power supplies have batteries that have exceeded their anticipated useful life.	Replace any system batteries that are older than five years old. System will reach the end of its anticipated useful life within 15 years.	2	ESL	I/L
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. Illuminated exit signs are LED. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits. All units will reach the end of their anticipated useful lives within 20 years	2	END	S
Lightning Protection	N/A				
Intercom/Paging System	2007 vintage Rauland Telecenter intercom system.		3	ESL	
Phone System (& Service)	2" entrance conduit. Cisco VOIP phone system.		3	ESL	
Clock System	Battery clocks.		3	ESL	
Cable (& Service)					
Data System (& Service)	Cable plant has been updated to Category 6, but the old cables and infrastructure were abandoned in place.	Remove abandoned cables and infrastructure	2	ESL	S
WIFI	Available throughout				
Technology / AV Systems (Classrooms)	Ceiling mounted projectors		3	ESL	

SECURITY					
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, however windows into admin area provide visibility before a visitor has access to student spaces.	No Action Required.	-	-	-
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms lockable from the interior of the classroom via key carried by the teachers				
Sightlines between Main Entry and Main Office	Yes, sightlines are adequate.				
Intrusion Alarm System	Bosch system connected to district-wide network	The system will reach the end of its anticipated useful life within 15 years	3	ESL	L
Security Camera System	N/A	Provide web-based security camera system with DVR			




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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Web-based? (Police Access?)					
Exterior Coverage (Playgrounds, Site)					
Entrances					
Exterior Emergency Doors					
Interior (Corridors, Common Areas)					
Digital Video Recording (DVR) System					
Door Access Control	None				
Exterior Door Monitoring	Aiphone video intercom between community area and school area. Line of sight from reception to main entrance with electric unlocking.		3	ESL	
Procedures	Emergency procedures are current and routinely practiced	No Action Required			
Evacuation	Procedure is current and routinely practiced	No Action Required			
Lockdown	Procedure is current and routinely practiced	No Action Required			
Lockout	Procedure is current and routinely practiced	No Action Required			
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge	No Action Required			

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
GENERAL BUILDING DATA					
Address:	92 Deering Avenue, Portland, ME				
Grade Levels:	Grades 6 to 8				
Number of Students:	500				
Number of Faculty and Staff:	75				
Original Construction Date:	1950				
Date of Addition(s):	1996 Addition				
Building Age:	66 Years				
Building Footprint (SF):	55,297 SF				
Number of Stories:	2				
Building Area (GSF):	89,263 GSF				
Total Site Area (Acres):	20.7226 (includes Hadlock Field)				
Zoning Designation:	R5 Residential/ROS Recreational Open Space/B2 Business Community				
SITE					
Building Entrances					
Connection to accessible route and accessibility	Brick sidewalk on Deering with ADA panels (one missing).	Install detectible warning panel.	2	ESL	I
Parking					
General Layout Description	Observed parking in non-parking areas 	Additional parking needed.	2	ESL	S
Paving Materials	Bituminous - faculty lot poor 	Mill and overlay faculty parking lot. 	2	ESL	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curbing Materials & Wheel Stops	Bituminous, Concrete at bus loop 	Wheel stops needed at building parking.	2	ESL	S
Number of Spaces (Regular & ADA)	1 ADA at front in bus loop, no panel at curb cut. Not fully striped. No ADA spaces in Faculty Lot.	Stripe ADA space at front loop. Add ADA spaces at faculty lot.	2	ESL	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good - White	No Action Required	3	ESL	N/A
Accessible Parking Signage		Add signage at all ADA spaces with painted chevron.	2	ESL	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Parents drop off in street. Buses drop off in loop.	No Action Required	3	ESL	N/A
Car & Bus Separations	Good	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Traffic Markings & Traffic Signage	Signs faded, some with graffiti.	Replace faded/vandalized signs.	2	ESL	I
Walkway Materials	Concrete 	Needs repair.	2	ESL	I



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curb Cuts & Detectable Warning Strips	No panels at bus loop, panels needed where missing along street sidewalks.	Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks.	2	ESL	I
					
Pedestrian Ramp Location & Materials	Concrete ramp at bus loop - poor condition. Brick ramp in need of repair.	Concrete in need of repair at bus loop ramp. Brick sidewalk repair at brick ramp. Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks.	2	END	I
					
DOT School Zone Markings/Signage at Street	Heavily traveled corridor where children cross.	Flashing pedestrian beacon needed at crossing by Deering Oaks.	0	OS	I
Fire Department Access					
Locations	Good	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	Full - not contiguous.	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous - Good	No Action Required	3	ESL	N/A
Loading Dock or Leveler	1 - concrete with man door.	No Action Required	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 - 4 yd. solid with screen. 1 - 8 yd solid at side. , no screen. 1 - 6 yd recycle at building, no screen.	Dumpster screening needed.	2	ESL	S
Fencing					
Locations & Materials	None	No Action Required	3	ESL	N/A
Site Topography					
Characteristics	Relatively flat	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Stone benches at front	Pedestrian trash bins needed.	3	ESL	S
Bicycle Racks	4 - not maxed at entrance.	No Action Required	3	ESL	N/A
Flagpoles	Front - Good	No Action Required	3	ESL	N/A
Site Drainage					
Ponding	Erosion	Add curbing at dumpster - erosive flows.	2	ESL	S
					
Catch Basins	Observed debris.	Add field inlet at front seating. Clean field inlet basin at (Fitz?)/Deering. Recommend beehive cover in grass.	2	ESL	I
					
Bio-Retention Area	None	No Action required	-	-	-
Irrigation System	None	No Action required	-	-	-
Other Observations	Water from ADA panel.	Concrete curb for check dam.	2	ESL	S
Exterior Building Signage					
Location and Materials	Signage mounted on building entrance canopy	No Action required	3	ESL	-

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
STRUCTURAL					
Live Load Capacity	Unknown; original structural documents not available	No Action required	3	ESL	-
Foundations / Drainage	In general visible portions of foundation appeared to be in good condition; some repaired shrinkage cracks; Specific conditions are indicated below.				
Foundations / Drainage	A. Slab settlement was noted based on dip at corner of gymnasium; unknown if settlement in this condition was active. Concern over tripping hazard.	Consult with geotechnical engineer; monitor for additional settlement. Remove portion of floor, apply leveler and replace floor.	2	END	1
Foundations / Drainage	B. Drainage back to building new main entry and adjacent wing.	Site prohibits drainage improvements; include in maintenance plan.	3	ESL	-
First Floor Construction	Concrete joists underbuilding; crawlspace with dirt floor. Likely slab on grade in other areas.	No Action required	3	ESL	-
Second Floor Construction	New section steel joists and concrete on steel form deck; older section concrete slabs with concrete beams or concrete encased steel beams	No Action required	3	ESL	-
Roof Construction	Roof is combination of EPDM rubber and stone ballast; structure at new area steel deck and joists; tectum on steel joists observed at gym & boiler room. Plaster ceiling obstructed access. Specific conditions are indicated below.				
Roof Construction	A. At health classroom, broken tectum noted at interface to higher roof; roof does not appear to be designed for drifted snow.	Replace tectum at low roof condition. Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shovel roofs when excessive snow is present.	2	END (at broken tectum area)	I
Roof Construction	B. At gym roof, corrosion noted at tectum edges, staining. Tectum not durable when exposed to excessive moisture	We understand roofing was recently replaced. Review construction pictures or interview roofing installer to understand tectum condition.	2	Unknown	I
Roof Construction	C. High low roof condition likely does not meet current code for snow loading.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shovelng of drifts recommended in the interim.	3	ESL	S
Exterior Wall Construction	Brick, Kalwall, Terracotta/Metal Panel/Glass Block/EIFS. Specific conditions are indicated below.				
Exterior Wall Construction	A. Terra cotta tile elements are spalling at edges.	Replace terracotta tile with metal panels	2	END	S

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Exterior Wall Construction	B. Some masonry cracking/missing mortar noted. Embedded steel beam at boiler room has caused weakened plane and masonry cracking.	Repoint masonry veneer; rebuild condition at boiler room	2	ESL	I
Exterior Wall Construction	C. Steel lintels with expansive rust noted in several conditions.	Replace lintels with steel hot dipped galvanized lintels; rebuild any adjacent masonry damage	2	END	S
Lateral Load Resistance	Steel braces observed at front section (likely addition) Original construction- Unknown, possible combination of concrete frame and CMU cores	System likely does not meet current code, but is grandfathered.	3	ESL	-
Fire Resistance	No fire proofing present. System consistent with school construction at time when this building was built. (Structural review excluded sprinkler systems)	No Action required	3	ESL	-
Expansion Joints	Expansion joint present between original construction and addition near entrance of building. Joints appear to be functioning as intended.	No Action required	3	ESL	-
Interior Partitions	CMU and gypsum; locker room CMU stopped above ceiling; wall restraints noted at library.	No Action required	3	ESL	-
Additional Observations	Brick masonry chimney at roof has some missing mortar and brick spalling.	Repair areas	2	ESL	S

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Original Building: Yellow brick veneer, exposed concrete foundation wall, terra cotta wall tile elements at spandrels, corrugated aluminum metal siding	Terra cotta panels are cracking and failing around edges. Replace a tiles with metal panels	2	ESL	
Materials	Addition: Mixture of yellow brick and green glazed brick, EIFS	No Action required	3	ESL	-
Spalling, Staining, Efflorescence	Some staining noted throughout	Clean isolated areas of brick veneer	2	ESL	
Weeps	At appropriate locations at Addition, none at original building	No Action required	3	ESL	-
Windows					
Frame Materials	Thermally broken aluminum storefront window system, glass block at egress stairs	Glass block at egress stairs is broken in many places - recommend removing and replacing entirely with storefront window system	1	END	
Glazing Type and Color	Clear insulated glass units and Kalwall-type translucent panels	No Action required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Operable Sash Type and Sash Hardware	Out-swinging hoppers	No Action required	3	ESL	-
Storm Windows and Insect Screens	No screens	No Action required	-	-	-
Sills	Precast concrete sills - in fair condition with some areas of cracking and open joints	Replace damaged pre-cast sills	2	END	
Sills		Repoint joints between pre-cast sills	2	END	
Lintels	Galvanized metal	No Action required	3	ESL	-
Window Treatment (Shades or Blinds)	Solid fabric shades	No Action Required	3	ESL	-
Exterior Doors - Main Entrance					
Frame Materials	Painted hollow metal doors and frames	No Action Required	3	ESL	-
Glazing Type and Color	Clear insulated glass units	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Original Building: Mix of field painted aluminum entrances (in poor condition) and painted hollow metal doors in either metal or wood frames	Replace doors, frames, and hardware with new aluminum entrances	1	END	
Materials	Addition: Painted hollow metal doors and frames in good condition	No Action required	3	ESL	-
Lintels	Galvanized metal	No Action required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Door Hardware	In varying states of wear	Recommend replacing hardware at door replacements noted above	2	ESL	
Overhead or Coiling Doors	None	No Action Required	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Painted GWB ceiling at entry canopy, some paint peeling near window below	Repair GWB and repaint	2	ESL	
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Sealants were observed in various condition	Recommend removal and replacement of all perimeter sealants	2	END	
Building Joint Sealant	Sealants were observed in various condition	Recommend removal and replacement of all joint sealants	2	END	
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat	Redistribute stone ballast around skylight where it has been pulled back	2	ESL	

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LEGEND					
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Material, Type, Color	Black EPDM, mix of fully adhered and stone ballasted Overall in good condition				
Age	60% of roof: 4 years (installed 2012) 40% of roof: 21 years (installed 1995)	Given the age of the older portion of the roof is nearing the end of its expected service life, recommend budgeting for a full roof replace during the plan period	3	ESL/END	
Roof Edges and Copings	Metal roof edge is in good condition	No Action Required	3	ESL	-
Roof Drains (Covers)	Good condition	No Action Required	3	ESL	-
Condition of Flashings & Transitions	Overall in good condition	Replace lead coated copper roof to wall flashing at chimney with new stainless steel flashing	3	ESL	
Walkway Pads	Located at roof ladders and hatch	No Action Required	3	ESL	-
Other	Roof hatch is located less than 10-feet away from roof edge and not code compliant	Recommend installing safety rail along roof edge at area of roof hatch and adding	2	OB	
Skylights					
Type (unit or glazed)	(3) Kalwall type pyramid skylights	No Action Required	3	ESL	-
Glazing Type	Translucent panels	No Action Required	3	ESL	-
Curbs	Typical of roof mounted equipment 2 units are located directly adjacent to a building expansion joint and water is collecting between the joint and skylight curb	Recommend roof-to-wall expansion joint detail at this location when new roof is installed	2	ESL	
Gutters and Downspouts	Not Applicable				
Exterior Stairs and Ladders					
Locations and Materials	Roof ladders - rusting and corroding	Remove corrosion, prime and paint	2	ESL	
Locations and Materials	(5) exterior egress door locations are not ADA compliant with steps down to grade or with non-compliant wood ramp	Provide code compliant ramps and handrails			
Areaways	Not Applicable				
Other Observations					
Pests (Wasps, Bees, Bird Nests)	Graffiti noted on skylights, roof top units, and walls accessed from roof	Recommend installation of exterior security cameras at roof to monitor access	2	ESL	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
BUILDING INTERIOR					
General Notes					
Wall Finish Materials	Painted GWB and CMU	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L
Floor & Base Finish Materials	Broadloom carpeting throughout the building is stained and worn and is nearing the end of its expected service life	Recommend replacing carpet with non-wax quartz floor tiles	-	-	L
Ceiling Finish Materials	ACT throughout the building was noted to be sagging, stained, and generally showing wear	Recommend replacement of all ACT ceilings towards the end of the 20-year plan period	-	-	L
Main Entrance					
Floor & Base Finish Materials	Textured rubber flooring and rubber base	No Action Required	3	ESL	-
Entrance Mats	Loose carpet mat - worn	Replace walk-off mat	1	END	
Wall Finish Materials	Painted CMU and exterior aluminum storefront	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT - some sagging of tiles noted	See General Notes Above	2	ESL	-
Video/Intercom to Main Office	Intercom only to main office	No Action Required	3	ESL	-
Door Configuration (Vestibule?)	Yes, with electrified door hardware	No Action Required	3	ESL	-
Door Access Control (FOB / Prox Card)	None	No Action Required	-	-	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	Textured rubber flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU and exposed brick veneer	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2 x 4 ACT - in fair condition with some sagging of tiles and stains	See General Notes Above	2	ESL	-
Visual Display Surfaces	3 small tackboards	No Action Required	3	ESL	-
Display Cases	Freestanding wood and glass units	No Action Required	3	ESL	-
AV and Interactive Systems	None	No Action Required	-	-	-
Corridors					
Floor & Base Finish Materials	Broadloom carpet - worn and stained throughout	See General Notes Above	2	ESL	-
Wall Finish Materials	Painted GWB and CMU, glazed block, painted plaster	No Action Required	3	ESL	-
Ceiling Finish Materials	2 x 4 ACT - in fair condition with some sagging of tiles and stains	See General Notes Above	2	ESL	-
Lockers	Painted metal lockers with pad locks	No Action Required	3	ESL	-
Transoms and Borrowed Lights	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating	No Action Required	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Generally doors opening into corridors were not equipped with closers	No Action Required	-	-	-
Doors within Corridors (rating, closers, hold-opens, swing, widths)	None	No Action Required	-	-	-
Wall Projecting Objects	None observed	No Action Required	-	-	-
Drinking Fountains	Drinking fountains appeared to be code compliant	No Action Required	-	-	-
Interior Signage					
Materials	Plastic	No Action Required	3	ESL	-
At Code Required Locations?	Yes	No Action Required	-	-	-
Accessibility Compliance	Yes - at correct height with Braille	No Action Required	-	-	-
Stairs and Exits					
Floor & Base Finish Materials	Painted concrete floors, glazed block base	No Action Required	3	ESL	-
Wall Finish Materials	Glazed block and painted plaster	See General Notes Above	2	ESL	-
Ceiling Finish Materials	Painted plaster ceilings - peeling and mildew noted in several locations at original building	Repair and repaint plaster ceilings	2	ESL	
Tread & Riser Height Uniformity and Nosing Compliance	Yes - compliant	No Action Required	3	ESL	-
Guardrails (height, sphere)	32-inch high guardrails do not meet code required height requirement	Replace with painted metal code compliant guardrails with continuous handrails	1	OB	S
Handrails (height, extensions, profile)	No code compliant continuous handrails along guardrails	Replace - see above	1	OB	S
Landing Clearances	Good	No Action Required	-	-	-
Minimum Headroom	Good	No Action Required	-	-	-
Presence of Storage Beneath Stairs	None observed	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal door and frame	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Elevators and Lifts					
Elevator Finish Materials	Rubber flooring, plastic laminate wall panels, translucent ceiling panels	No Action Required	3	ESL	-
Weight Capacity	2,000 LBS (100 FPM)	No Action Required	-	-	-
Number of Stops	2	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Chairlift (finish materials, platform size, clearances)	Wheelchair lift at Gym	No Action Required	3	ESL	-
Kindergarten Classrooms	Not Applicable				
General Purpose Classrooms					
Floor & Base Finish Materials	Broadloom carpet - worn and stained throughout	See General Notes Above	2	ESL	-
Wall Finish Materials	Painted plaster	See General Notes Above	2	ESL	-
Wall Finish Materials	Peeling of paint of some cracking along exterior walls was noted, possibly due to a moisture issue	Recommend further investigation of moisture problem In addition to repainting noted in General Notes above, remove peeled paint and make repairs to plaster finish	2	ESL	
Ceiling Finish Materials	2x4 ACT	See General Notes Above	2	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Markerboard overlay on original chalk board	Although in fair condition, recommend replacing with new markerboards	2	END	
Sinks (ADA compliance)	None	No Action Required	-	-	-
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Hollow metal frame, wood veneer door, lockable from interior	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	-	-	-
Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall	If building undergoes major renovation, recommend widening doorways into 50 rooms	1	OB	
Science Classrooms					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Mix of glazed block and painted plaster	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT	See General Notes Above	2	ESL	-
Casework	Plastic laminate cabinets and counter tops	No Action Required	3	ESL	-
Lab Benches	Systems furniture	No Action Required	3	ESL	-
Emergency Shower and Eyewash	Eyewash only, fire extinguishers and fire blankets included	No Action Required	3	ESL	-
Fume Hoods	None	No Action Required	-	-	-
Sinks (ADA compliance)	Sinks are compliant	No Action Required	-	-	-
Gas Service and Emergency Shutoffs	None	No Action Required	-	-	-
Non-potable Water Service	None	No Action Required	-	-	-

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Compressed Air	None	No Action Required	-	-	-
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Hollow metal frame, wood veneer door, lockable from interior	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	-	-	-
Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall	See General Classrooms Above	1	OB	
Science Prep Rooms					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Glazed block and painted plaster	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT	See General Notes Above	2	ESL	-
Casework	Plastic laminate cabinets and counter tops	No Action Required	3	ESL	-
Chemical Storage	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Hollow metal frame, wood veneer door, lockable from interior	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	-	-	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Family & Consumer Science (Home Ec.)					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Mix of glazed block and painted plaster	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT	See General Notes Above	2	ESL	-
Casework	Plastic laminate cabinets and counter tops - 5 cooking stations	No Action Required	3	ESL	-
Sinks (ADA compliance)	Sinks are not ADA compliant	Provide (1) ADA compliant sink and work station	2	ESL	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Hollow metal frame, wood veneer door, lockable from interior	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	-	-	-
Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall	See General Classrooms Above	1	OB	
Art Classrooms					

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Mix of glazed block and painted plaster	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT	See General Notes Above	2	ESL	-
Casework	Plastic laminate cabinets and counter tops	No Action Required	3	ESL	-
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			
Sinks (ADA compliance)	Sinks are ADA compliant	No Action Required	-	-	-
AV and Interactive Systems	Mobile on carts	No Action Required	-	-	-
Kilns	Yes	No Action Required	-	-	-
Dark Room	None	No Action Required	-	-	-
Pottery Wheels / Other	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Hollow metal frame, wood veneer door, lockable from interior	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	-	-	-
Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall	See General Classrooms Above	1	OB	
Performing Arts - Stage					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted CMU	See General Notes Above	3	ESL	-
Ceiling Finish Materials	Tectum roof deck and exposed structure	No Action Required	3	ESL	-
Acoustical Treatments	None	No Action Required	-	-	-
Theatrical Lighting	(11) lights at front of stage	No Action Required	3	ESL	-
Stage Curtains (fire, proscenium, back of house)	Valences, wing curtains, and cyclorama No fire rating indicated	No Action Required	3	ESL	-
Rigging	None	No Action Required	-	-	-
Stage Accessibility	Not directly from seating area	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Hollow metal frames and wood veneer doors	No Action Required	3	ESL	-
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Other	Full height operable partition separating stage from adjacent cafeteria	No Action Required	3	ESL	-
Cafeteria					
Floor & Base Finish Materials	Broadloom carpet - worn and stained throughout Ceramic tile at serving counter	See General Notes Above	2	ESL	-
Wall Finish Materials	Painted CMU and GWB	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2 x 4 ACT - in fair condition with some sagging of tiles and stains	See General Notes Above	2	ESL	-
Casework	None	No Action Required	-	-	-

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Wall mounted flat screen monitors above serving counter windows	No Action Required	3	ESL	-
Sinks (ADA compliance)	None	No Action Required	-	-	-
Drinking Fountains	None	No Action Required	-	-	-
Acoustical Treatments	Tectum wall panels up high	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Hollow metal frames and wood veneer doors	No Action Required	3	ESL	-
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Library / Media Center					
Floor & Base Finish Materials	Broadloom carpet - worn and stained throughout	See General Notes Above	2	ESL	-
Wall Finish Materials	Painted GWB and CMU	See General Notes Above	3	ESL	-
Ceiling Finish Materials	2x4 ACT - some sagging of tiles noted	See General Notes Above	2	ESL	-
Stacks	Low metal stacks with mix of plastic laminate and wood trim	No Action Required	3	ESL	-
Carrels	None	No Action Required	-	-	-
Shelves	Tall metal shelves with wood end panels	No Action Required	3	ESL	-
Circulation Desk	Wood veneer with plastic laminate countertop - not ADA accessible	Replace 4-foot section of circulation desk to make ADA compliant	2	OB	
Visual Display Surfaces	Limited number of tack boards	Recommend providing markerboard	2	ESL	
Sinks (ADA compliance)	None	No Action Required	-	-	-
Workroom / Staff Areas	Yes - same finishes as Library	No Action Required	3	ESL	-
AV and Interactive Systems	(1) wall mounted flat screen monitor	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Gymnasium					
Floor & Base Finish Materials	Clear finish wood floor, vented metal base	Refinish Wood Floor	2	ESL	L
Wall Finish Materials	Painted CMU	See General Notes Above	2	ESL	-
Ceiling Finish Materials	Tectum roof deck and exposed structure	No Action Required	3	ESL	-
Wall Pads	Yes, behind main court backstops	No Action Required	3	ESL	-
Acoustical Treatments	None	No Action Required	-	-	-

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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Drinking Fountains	Yes - not ADA compliant	Replace drinking fountain with ADA compliant drinking fountain	1	OB	
Backstops (quantity, mounting type, manual/motorized)	(1) manually operated ceiling mounted backstop - good (5) fixed wall mounted backstops - fair	Replace worn out backstops	2	END	
Scoreboard and Time Clocks	(1) scoreboard	No Action Required	3	ESL	-
Bleachers	None	No Action Required	-	-	-
Dividing Curtains	None	No Action Required	-	-	-
Rock Climbing Wall	None	No Action Required	-	-	-
Climbing Ropes	Yes	No Action Required	3	ESL	-
Visual Display Surfaces	(2) tackboards	Recommend providing markerboard	3	ESL	
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition except for 2 sets which are non-compliant	Replace (2) door opening hardware sets	2	ESL	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Other	Gym floor is 3-feet lower than main floor level - wheelchair lift is present to make accessible	No Action Required	-	-	-
Natorium	Not Applicable				
Weight Room / Fitness Room					
Floor & Base Finish Materials	Clear finish wood floor and sheet vinyl - both in poor condition	Replace vinyl flooring with new sheet vinyl flooring and refinish wood floor	2	ESL	
Wall Finish Materials	Glazed block, painted plaster, painted CMU	See General Notes Above	2	ESL	-
Ceiling Finish Materials	Tectum roof deck and exposed structure	No Action Required	3	ESL	-
Mirrors	None	No Action Required	-	-	-
Visual Display Surfaces	Obsolete markerboard surface tacked to wall	Provide new tackboards and markerboards	1	OB	
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Locker Rooms					
Floor & Base Finish Materials	Painted concrete and rubber base	Base is in poor condition - replace	2	ESL	
Wall Finish Materials	Painted CMU	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT - poor condition	See General Notes Above	2	ESL	-
Lockers (Material, Vented, ADA)	Painted metal vented lockers	No Action Required	3	ESL	-
Shower Configuration (Gang, Stalls)	Individual stalls with changing compartments	Install missing curtains at compartments	2	ESL	
Level of Privacy	Good - providing curtains are installed	No Action Required	-	-	-
Changing Area (Private or Open)	Private changing areas provided at each individual shower stall	Install missing curtains at compartments	2	ESL	
Level of Privacy	Good - providing curtains are installed	No Action Required	-	-	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	(1) ADA folding bench seat missing from Girls Locker (1) ADA shower head and control missing from Boys locker room	Provide: (1) ADA folding bench seat at Girls Locker (1) ADA shower head and control at Boys locker room	2	ESL	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Locker Area Toilet Rooms					
Floor & Base Finish Materials	Painted concrete and rubber base	As noted for locker rooms above	3	ESL	-
Wall Finish Materials	Painted CMU	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT - poor condition	See General Notes Above	2	ESL	-
Toilet Partitions	Painted metal compartments in poor condition	Replace with solid plastic toilet compartments	2	END	
Plumbing Fixtures	Ceramic wall mounted sinks and urinals, floor mounted toilets - no ADA sinks	Remove and replace (2) ADA lavatories	2	ESL	
Mirrors	Wall mounted and ADA compliant	No Action Required	3	ESL	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	None	No Action Required	-	-	-

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	None	No Action Required	-	-	-
Door Widths and Clearances	None	No Action Required	-	-	-
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	Broadloom carpet - worn and stained throughout	See General Notes Above	2	ESL	-
Wall Finish Materials	Painted GWB and CMU	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT - poor condition	See General Notes Above	2	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	None	No Action Required	-	-	-
AV and Interactive Systems	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Nurse and Health					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted GWB	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT	See General Notes Above	2	ESL	-
Casework	Plastic laminate cabinets and counter tops	No Action Required	3	ESL	-
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	Yes, but not ADA compliant	Provide ADA compliant sink and cabinet unit	2	ESL	
Privacy Curtains (no. of rest areas)	(1) curtain and rest area	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Administration Office Area					
Floor & Base Finish Materials	Broadloom carpet - worn and stained throughout	See General Notes Above	2	ESL	-
Wall Finish Materials	Painted GWB	See General Notes Above	2	ESL	-
Ceiling Finish Materials	Painted GWB	See General Notes Above	2	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	Small markerboard	No Action Required	3	ESL	-
Reception / Waiting (location, no. of seats)	Seating for 2	No Action Required	-	-	-
Workstations (FF&E)	2	No Action Required	-	-	-

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Student Toilet Rooms					
Floor & Base Finish Materials	Painted concrete flooring, glazed block base	No Action Required	3	ESL	-
Wall Finish Materials	Glazed block, painted plaster	See General Notes Above	2	ESL	-
Ceiling Finish Materials	Painted plaster ceiling	No Action Required	3	ESL	-
Toilet Partitions	Painted metal - in poor condition	Replace with solid plastic toilet compartments	1	END	
Plumbing Fixtures	Ceramic wall mounted sinks and urinals and floor mounted toilets	No Action Required	3	ESL	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Staff Toilets					
Floor & Base Finish Materials	Sheet vinyl flooring and rubber base - worn	Replace flooring with non-wax quartz tile flooring and rubber base	1	END	
Wall Finish Materials	Painted GWB	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 ACT - poor condition	See General Notes Above	2	ESL	-
Toilet Partitions	None	No Action Required	-	-	-
Plumbing Fixtures	Ceramic wall mounted sinks and floor mounted toilets	No Action Required	3	ESL	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Generally good	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door	No Action Required	3	ESL	-
Door Hardware	Code compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Mechanical and Service Spaces					
Floor & Base Finish Materials	Sealed concrete, no base	No Action Required	3	ESL	-
Wall Finish Materials	Painted brick and CMU - peeling	See General Notes Above	2	ESL	-
Ceiling Finish Materials	Tectum roof deck and exposed structure	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks	Yes, in small toilet room, not accessible	No Action Required	3	ESL	-
Tool and Supply Storage	Yes	No Action Required	3	ESL	-
Equipment Housekeeping Pads	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Refer to Exterior Doors				
Door Hardware					
Door Widths and Clearances					
Other	Access ships ladder in poor condition	Replace with galvanized metal ships ladder	1	OB	

FOOD SERVICE					
Floor Finish & Base Materials	Epoxy painted floor in fair condition	Re-coat floor with epoxy paint	2	END	
Wall Finish Materials	Painted CMU and brick	See General Notes Above	2	ESL	-
Ceiling Finish Materials	2x4 washable ACT	No Action Required	3	ESL	-
Food Service Equipment	Generally in good condition; prep tables with wood butcher block tops are obsolete	Replace butcher block prep tables with stainless steel prep tables	2	ESL	
Exhaust Hood	Yes	No Action Required	3	ESL	-
Walk-in Units	None - limited cold and freezer storage noted	No Action Required	-	-	-
Overhead or Counter Doors	(3) aluminum counter doors	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood doors - worn	Replace doors	2	END	
Door Hardware	Compliant, but worn	Replace hardware sets	2	END	
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Floor Sink in separate area	Yes	No Action Required	3	ESL	-
3-pot sink	Yes	No Action Required	3	ESL	-
Handwash sinks	Yes	No Action Required	3	ESL	-

FIRE PROTECTION					
Fire Service	Municipal 6" to 4" riser		3	ESL	L
Type of Sprinkler System	NFPA 13 Automatic wet system	Maintenance	3	ESL	L
Cross Connection Prevention	None	Grandfathered	0	OB	S
Sprinklers	Pendent and Upright	Maintenance	3	ESL	L
Special Systems	None				
Fire Department Connection	Yes 4"				
Misc. Fire Protection	None				
Ansul Hood	NA				

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

PLUMBING					
Water Service	Municiple 3"				
Cold Water System	Backflow protection		3	ESL	L
Hot Water System	Electric Water heaters (40 gal) (Mfg 2003) Boiler rm & kitchen. A steam indirect water heater/storage is located under the gym in the crawl space.	Electric Water heaters service life is 15 years--replace. Replace indirect steam water heater gym crawl space with gas fired storage DHW.	2	END	S
Domestic Distribution System (1950s bldg)	Cooper with lead solder end of service life.	Replace distribution beyond service life	2	END	L
Sanitary Waste and Vent System (1950s bldg)	Cast iron and PVC	Replace sanditary beyond service life	2	END	L
Storm Drain System (1950s bldg)	Cast iron and PVC	Replace storm beyond service life	2	END	L
Plumbing Fixtures	Most recently upgrade/replaced	Maintenance	3	ESL	L
Drinking Fountains / Water Coolers	Yes ADA cooler no bottle fill	Maintenance	3	ESL	L
Natural Gas	Yes, Entrance at boiler room				
Kitchen Gas Service & Shut-Offs	Yes				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	#2 oil (10,000 gal underground)	Inspect	3	ESL	S
Heating Plant	(2) Burnham 5L-200-50-0-WLB, 6695MBH (1990's mfg) Steam boilers. Boilers deliver both steam and HW throughout the original building and addition. The steam to hot water HX and pumps are located in the boiler room. Combustion air via high/low wall louvers.	Current boilers are about 15 years old with about 10 years service life left. Convert steam boilers/system serving the original building to HW.	2	END	L
Air Conditioning (Yes/No/Limited)	Limited: Roof top AC-1 Serves Admin. (mfg 1996)	Beyond service life (15 yrs). Replace with upgraded AC (RTU) with VAV reheat.	2	END	L
Cooling Plant	None				
Air Handling Unit Systems (1950 Original)	indoor H & V air handlers (original vintage) serve Gym, Lockers, Choral areas.	Units are vintage and beyond service life. Replace with rooftop ERUs w HW coils at time of steam to HW conversion. Add ERUs with HW coils to serve remainder of 1950s building.	2	END	L
Air Handling Unit Systems (1996)	Roof top H & V (1996 mfg) serve the 2nd flloor-B classes, Café, and Library.	Units are vintage and near end of service life (5 years left). Recommend upgrading with new H & V units in kind.	2	END	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pumps	Base mount heating 1996 mfg. Lead/Lag.	Pumps are at end of their service life. Replace with new VFD pumps sized larger at time of steam to HW conversion.	2	END	L
Terminal Unit Systems	Hot water duct coils and fintube 1996 mfg. Steam unit ventilators and fintube original vintage.	Replace steam Uvs and heating fintube, etc. at time of hot water conversion. Replace 1996 existing HW coils	2	END	L
Exhaust Systems	Mostly via rooftop exhaust fans 1996, roof ventilators for 1950s.	Roof top exhaust fans are nearing their 25 year service life. Replace with new in kind.	2	ESL	L
Piping System	Steam is 1950s schedule 40 and HW is 1996 sched 40 and copper.	Replace steam piping with HW piping with insulation at time of steam to HW conversion.	3	END	L
Automatic Temperature Controls	Some DDC electric (1996) and mostly pneumatic	Upgrade DDC electric at time of hot water conversion.	2	END	L
Natatorium Systems	NA				

ELECTRICAL					
Service	(2) 5" underground primary conduits to 300 kVA utility-owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects in main electric room. 1996 vintage. The grounding electrode system is not properly connected at the domestic water entrance; a connection is made to an interior water pipe in the boiler room. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	ESL	I
Wiring	Building wire in conduit.		3	ESL	
Equipment	(2) 400-amp fusible switches, (1) 800 amp Main circuit breaker in Main Distribution Panel MDP. 1996 vintage	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Equipment will need to be replaced within 20 years	2	ESL	L
Rating	1600 amps, 208/120V 3-phase, 4-wire				
Distribution System					
Panels	Panels are primarily a mixture of 1950 vintage Trumbull Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A New Panelboard was recently added as part of the Health Center project, and a residential-grade Siemens load center is installed in the crawlspace beneath the Fitness Room. It was noted that panel P1A in the boiler is mounted higher than allowed by current NEC requirements. The load center located in the crawl space does not have adequate headroom by current code standards.	Replace existing Trumbull electric panelboards. Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center. Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations.	2	OB	I/L
Motor Controls					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wiring	Most of the wiring that can be viewed from a simple walk-through of the facility is building wire in metal conduit. Some old type NM nonmetallic sheathed cable (romex) was noted in the crawlspace. The wiring varies in age as systems have been added and modified over the years, but the 1950's vintage wiring has exceeded it's anticipated useful life.	Replace feeder wiring in conjunction with replacement of 1950's vintage panelboards. Type NM cable should be replaced with building wire in conduit or type MC cable as part of any planned renovations to the facility	2	OB	I/L
Branch Circuits	Some receptacles near sinks in science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code. Much branch circuit wiring was updated in 1996, but some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Provide receptacles located appropriately for the current program. Provide GFCI protection as required by current code. Update existing 1950's vintage branch-circuit wiring to current standards. All wiring will have reached the end of it's anticipated useful life within 20 years.	2	OB	I/L
Site Lighting (type & material)	There are no existing pole lights. It appears that some areas of the site are not illuminated to levels recommended by IES.	Provide full-cutoff LED site lighting to provide illumination as recommended by IES.			S
Exterior Building Lighting	Primarily LED wall packs with full cutoff optics. Recessed fixtures that appear to utilize HID or compact fluorescent lamps remain at a couple of entrance canopies. It appears that some outdoor areas are not illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES. All existing outdoor lighting will reach the end of its anticipated useful life within 20 years.	2	END	S/L
Interior Lighting					
Classrooms	Lens troffers with T8 fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Offices	Recessed fluorescent with parabolic diffusers and T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Corridors	Lens troffers with T8 fluorescent lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Toilets	Mix of recessed lens troffers and wraparound fluorescent fixtures. Fixtures utilize T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Mech/Storage	Fluorescent strips with T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Assembly	Performance lighting on stage is incandescent controlled by manual dimmers	Provide LED performance lighting and an architectural dimming system	2	OB	L
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Emergency Power	A small 2010 vintage Briggs and Stratton single-phase generator that is located on the roof of the mechanical room provides backup power to the UPS at the City's network core rack.	The generator will need to be replaced within 20 years	3	ESL	L
Life Safety	Area-of-rescue assistance communication is installed between the main entrance vestibule and stair landings.	The system will reach the end of its anticipated useful life within 10 years.	3	ESL	L
Fire Alarm	The fire alarm control panel is a Simplex 4002 series conventional zoned system. Occupant notification is not compliant with current code or ADA except in the Health Center.	Udate to fully addressable system.	1	ESL	I
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits. All units will need to be replaced within 20 years	2	ESL	S/L
Lightning Protection	N/A				
Intercom/Paging System	An Architectural Acoustics paging amplifier that is integrated with the VOIP phone system provide paging.		3	ESL	
Phone System (& Service)	3" Entrance conduit. Telephone system is a Cisco VOIP phone system that is connected to the district-wide network		3	ESL	
Clock System	The school is equipped with a Dukane master clock, but non-system battery clocks are in use in many areas due to failures. A network-connected programmable elay operates program bells.	Utilize battery clocks	1	OB	
Cable (& Service)	3" Entrance conduit shared with Fiber optic data entrance. Distribution backboard is located in a room off the Library that is also used for storage.		3	ESL	
Data System (& Service)	3" Entrance conduit shared with CATV. Cat 6 ISP cable plant. A city network core is housed in an open rack located in the main electric room. One IDF is located in an enclosed wall mounted cabinet in a shared space and one IDF is located in an open wall mounted patch panel in a classroom that appears to have once been a computer lab. Abandoned unused Category 5 cabling and infrastructure was noted at the MDF location.	Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house IDF's.	2	ESL	S
WIFI	Available throughout		3	ESL	
Technology / AV Systems (Classrooms)	Most classrooms utilize projectors on carts.				

SECURITY					
Secure Entry Vestibule	Yes, with electrified door hardware	No Action Required	-	-	-
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Yes, with electrified door hardware	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sightlines between Main Entry and Main Office	Although main office is located across the lobby from the entry, there are good sightlines	No Action Required	-	-	-
Intrusion Alarm System	DSC security alarm system initiated by motion detectors. Access Control keypads are in place at selected entrances.	System will need to be replaced within 10 years	2	ESL	L
Security Camera System	None	Provide web-based security camera system with DVR	-	-	-
Exterior Door Monitoring	Intercom between main entrance vestibule and main office, which has a direct line of sight to the vestibule.				
Procedures	Emergency procedures are current and routinely practiced	No Action Required	-	-	-
Evacuation	Procedure is current and routinely practiced	No Action Required	-	-	-
Lockdown	Procedure is current and routinely practiced	No Action Required	-	-	-
Lockout	Procedure is current and routinely practiced	No Action Required	-	-	-
Panic Alarm System	None	No Action Required	-	-	-
Credentials/ID System for Faculty, Staff, and Visitors	Yes	No Action Required	-	-	-




LINCOLN MIDDLE SCHOOL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA					
Address:	522 Stevens Avenue, Portland, ME 04103				
Grade Levels:	Grades 6 - 8				
Number of Students:	500?				
Number of Faculty and Staff:	83 (according to website)				
Original Construction Date:	1897				
Date of Addition(s):	1913 (13 more classrooms), 1962 (gymnasium), 1994-95 (school renovation)				
Building Age:	119 years				
Building Footprint (SF):	33,100 SF				
Number of Stories:	4				
Building Area (GSF):	112,000 GSF				
Total Site Area (Acres):	2.2557				
Zoning Designation:	R5 Residential				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Sidewalks all around. 9" Granite Steps at front entrance.	No Action Required	3	ESL	N/A
Parking					
General Layout Description					
Paving Materials	Bituminous - Fair	No Action Required	2	ESL	L
Curbing Materials & Wheel Stops	No wheel stops	Wheel stop/Pedestrian guard needed.	2	ESL	I
					
Number of Spaces (Regular & ADA)	1 ADA at rear - not compliant	Add 1 ADA parking space (for a total of 2). Paint parking aisle and accessible route to building.	2	ESL	I
					




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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Size of Spaces	9' X 17', 8'8" X 17'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good, minimal cracks	No Action Required	3	ESL	N/A
Accessible Parking Signage					
Vehicular Drop-Off & Pick-Up Areas					
Locations	Parents - Front. Buses - Rear	No Action Required	3	ESL	N/A
Car & Bus Separations	Good	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns					
Traffic Markings & Traffic Signage	No Fire Lane Signs	Install fire lane/no parking signs	0	OS	I
Walkway Materials	Bituminous - Fair	No Action Required	2	ESL	L
Curb Cuts & Detectable Warning Strips	No panels 	Install panels at crosswalk.	0	OS	I
Pedestrian Ramp Location & Materials	2 ADA access (none at front), flush entrance at rear and at side  	No Action Required	3	ESL	N/A
DOT School Zone Markings/Signage at Street	Good	No Action Required	2	ESL	N/A
Fire Department Access					




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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations	No access to south side of building and athletic area.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	3/4				
Service Area					
Paving Materials	Bituminous/Concrete - Good	No Action Required	3	ESL	N/A
Loading Dock or Leveler	Existing bollard at courtyard. Unknown use of courtyard. 	No Action Required	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 8 yd solid, 1- 6 yd recycle. No screening.	Install screening.	2	ESL	S
Fencing					
Locations & Materials	Chain link around school. Corner fence/grade attenuation. Sections missing/sagging.	Needs repair.	2	ESL	I
Site Topography					
Characteristics	Poor grass cover in play area.  	Reestablish green area.	2	ESL	S
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Granite benches throughout. 	Recommend bollard(s) to restrict cars through fire lane.	2	ESL	S
Bicycle Racks	2 at rear (full) 	Relocate racks out of fire lane. Install additional racks as they appear full.	2	ESL	I
Flagpoles	Front, good.		3	ESL	N/A
Site Drainage					
Ponding	Ponding/drainage needs attention at Dumpster area 	Install curbing and catch basin and connect to existing drainage.	1	END	I
Catch Basins	Good	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Other Observations	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	Granite Sign	No Action Needed	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Not analyzed for this study. Student sign inside the geodesic dome lists a 60psi capacity – which is unlikely to be correct for the whole dome structure. The geodesic dome was built by students and is not an engineered structure. It should be treated as such and its access limited.	N/A Remove sign. Limit access.	3	ESL	-
Foundations / Drainage	East building: granite blocks on a rubble/stone foundation wall. The top of the foundation wall is visible on the south façade as well as in several inside that would have the outside walls (before the additions). Inside the north-east corner ground-floor classroom, concrete is visible lining the inside of the walls. Generally good condition	No Action Required	3	ESL	-
Foundations / Drainage	South-west building: granite block with rubble stone visible at the base of the south elevation. Generally good conditions.	No Action Required	3	ESL	-
Foundations / Drainage	North-west building: concrete walls are visible at the base of the outside walls and inside the cafeteria (sunken space). Generally in good condition	No Action Required	3	ESL	-
Foundations / Drainage	Connector: unknown, expected to be concrete strip footing.	No Action Required	3	ESL	-
Foundations / Drainage	Geodesic dome: not observed expected to not have foundations.	No Action Required	3	ESL	-
Ground Floor Construction	Could not be observed, covered with floor finishes, assumed to be concrete slab on grade.	No Action Required	3	ESL	-
Elevated Floor Construction (first, second and third where applicable)	East building: not visible covered with plastered ceiling. Cracks are visible in the floor finishes above. Portion of the floor are not flat (most notably in corridor at level 2).	No Action Required	3	ESL	-
Elevated Floor Construction (first, second and third where applicable)	South-west building: not visible covered with plastered ceiling. Concrete beams or steel encase concrete beams noted in corridor leading to building. Cracks visible in the floor finish above. Portion of the floor are not flat (most notably in classroom 105)	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Elevated Floor Construction (first, second and third where applicable)	North-west building (gym): framing not observed, supported on round steel columns.	No Action Required	3	ESL	-
Elevated Floor Construction (first, second and third where applicable)	Connector: concrete slab on metal deck spanning to steel beams. Generally good conditions.	No Action Required	3	ESL	-
Roof Construction	East building (as observed from the south attic access): wood planks bearing on wood joists spanning to 20 in. deep steel beams bearing in the masonry walls. The ceiling is also wood joists spanning to large wood beams hanged from the steel roof beams with steel rods. Repairs visible: new blocking and sistered joists (1999 drawings show reroofing of the main roof and deck repairs). Generally in good conditions (localized issues noted below)	No Action Required	3	ESL	-
Roof Construction	A. Some blocking has been added though some is still missing; some joists have been sistered; and a couple of the steel rods for the ceiling have been replaced. Roof layout includes high/low conditions.	Add missing blocking.	3	ESL	S
Roof Construction	B. Flat roof susceptible to drift most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding new wood joists between existing joists. Shoveling of drifts recommended in the interim.	2	ESL	S
Roof Construction	C. The is a wood bell tower on the east end of the roof. The paint on the wood is flaking and the wood appears to be deteriorating.	Repair bell tower and verify that its connections to the main roof structure.	1	END	I
Roof Construction	D. There is a brick chimney. The chimney has small defects and already repair cracks. The coping stones has some missing chips.	Monitor that no further damage develops	3	ESL	S
Roof Construction	South-west Building (as observed from the roof access hatch) steel metal deck bearing on light gage steel joists spanning to light gage studs walls or steel beam/stub columns bearing in the masonry walls. (drawings from 1996 show the light gage construction) The roof appears to have been raised. The ceiling is wood joists spanning to masonry walls. Generally in good condition	No Action Required	3	ESL	-
Roof Construction	North-west building (gym): metal edge gypsum planks bearing on long span steel joists spanning to steel beam and steel columns. Generally in good conditions. (Localized issues listed below)	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Construction	A. Stains and fasteners are visible in the gypsum planks. Gypsum planks susceptible to moisture.	Verify Integrity by opening roof membrane in selected area and observing top side condition.	2	ESL	S
Roof Construction	B. Flat roof susceptible to drift near higher roof. Most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by reinforcing long span joists. Shoveling of drifts recommended in the interim.	2	ESL	S
Roof Construction	<u>Connector</u> ; Steel deck bearing on steel beam bearing in brick walls. Generally in good condition. (localized issues noted below)	No Action Required	3	ESL	-
Roof Construction	A. Flat roof susceptible to drift near higher roof. The age of the design is unknown as is whether the roof was designed for drifting.	Roof is technically grandfathered; recommend investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S
Roof Construction	<u>Geodesic dome</u> ; translucent panels spanning to wood struts connected with metal plates. Wood appear to be moist but is dry to the touch. The dome was built by student, is therefore not an engineered structure and its capacity to resist snow loads is unknown.	Not design for snow load; should not be used in snow major events. No Action Required	2	END	I
Roof Construction	<u>Additional connectors/1-story spaces between the east building and the north-west building</u> (houses mechanical spaces): concrete slab spanning to steel beams supported by steel columns or bearing in masonry. Some of the framing is supported by newer lally-columns (past retrofit) unknown if the retrofit was to address drift loads.	Roof is technically grandfathered; recommend reinforcing investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S
Exterior Wall Construction	<u>East building</u> ; mass-masonry/brick walls. (Reported by the custodian to have been recently repaired). Generally in good condition. (localized issues listed below)	No Action Required	3	ESL	-



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Wall Construction	A. Damage brick on the inside noted in one location (north wall just above the foundation wall). The custodian explained that other locations had been repaired (working one room at a time)	Repair brick	2	ESL	S
Exterior Wall Construction	<u>South-west building</u> ; mass-masonry/brick walls. (Reported by the custodian to have been recently repaired). Generally in good condition (Localized issues listed below)	No Action Required	3	ESL	-
Exterior Wall Construction	A. localize spots missing mortar or with broken bricks	Repoint areas/repair bricks	2	ESL	S
Exterior Wall Construction	<u>North-west building (gym)</u> ; brick veneer with CMU backup walls (with concrete bond beams). Brick outside generally good condition with some cracks visible around the corner. (Localized issues listed below).	No Action Required	3	ESL	-
Exterior Wall Construction	A. No ties visible between CMU back up wall and framing steel.	Grandfathered in. Recommend tying CMU to steel beam with steel angle at 4ft oc. around gym perimeter.	2	ESL	S
Exterior Wall Construction	B. The CMU back up wall on the west façade has multiple stepped cracks.	Investigate source of damage and repair cracks.	2	END	I
Exterior Wall Construction	C. Cracks are visible in the brick as well as some brick damage. The parapet at the north façade east end appear to not be tied into the remaining brick.	Repairs cracks and bricks. Tie parapet	2	END S	
Exterior Wall Construction	D. Steel lintels at window starting to show sign of rust. Repaint	Clean rust and paint lintels with protective coating.	2	ESL	S
Exterior Wall Construction	E. West entry is brick with a gable roof with wood siding and shingle roof. The decorative brick pattern is spalling. The wood siding paint at the gable is peeling.	Fix brick and repaint gable face	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Wall Construction	F. North entry: large canopy shows damage on the underside. 	Verify damage is not structural. Repair 	2	END	S
Exterior Wall Construction	Connector: Curtain wall and brick wall. Generally in good condition.	No Action Required	3	ESL	-
	Geodesic dome: the walls (below the dome portions) are there edge of the planters, insulation, and wood siding. In several locations the wood is rotting.	Replace rotting panels. Verify the walls are sounds	2	END	S
Lateral Load Resistance	East building: mass-masonry brick walls.	System likely does not meet current code, but is grandfathered.	3	ESL	-
Lateral Load Resistance	South-west building: mass-masonry brick walls.	System likely does not meet current code, but is grandfathered.	3	ESL	-
Lateral Load Resistance	North-west building (gym): unknown assume to be CMU shear walls (it is unknown if the CMU is reinforced)	System likely does not meet current code, but is grandfathered.	3	ESL	-
Lateral Load Resistance	Connector: no lateral system expected to rely on the other buildings for lateral resistance.	No Action Required	3	ESL	-
Lateral Load Resistance	Geodesic dome: dome. The dome was built by student, is therefore not an engineered structure and its capacity to resist lateral loads is unknown.	Not design for lateral loads; should not be used in major load events.	2	END	I
Fire Resistance	Unknown				
Expansion Joints	None observed.				
Interior Partitions	Brick and CMU walls covered with plaster at the east and south-west building.	No Action Required	3	ESL	-
Additional Observations (Site)	A. Entry roof at ground floor: the roof is metal bearing on a frame of HSS steel beam and column. The frame paint is peeling.	Repaint steel to protect it.	2	END	S
Additional Observations (Site)	B. Cast in Place Concrete Site stairs at south east has large spalls and damage at the base of the railing posts	Repair	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Additional Observations (Site)	C. Stone coping on site wall (south east): the mortar between the stone is gone.	Repair to prevent further water infiltration	2	END	S
Additional Observations (Site)	D. Main entry stone steps. Crack visible around railing post.	Repair crack	2	END	S
BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Brick, Glass Block, Granite Block, CMU block (at lower level entry). Brick seems to be in fair condition. Isolated areas of cracking, spalling brick. It should be noted that the exterior brick is in the process of being repointed. Repointed brick looks good, although gymnasium brick needs repointing as well. Glass block is broken, failing in numerous areas. Granite block and CMU appear to be in good condition.	Continue work repointing brick. Patch isolated cracking, replace spalled brick. Recommend removal of all glass block, replace with functional and energy efficient system. Remove staining on CMU block with light pressure wash. Repoint brick around Gym.	2	ESL	S
Spalling, Staining, Efflorescence	Efflorescence does not appear to be an issue. Brick spalling in isolated areas. Large areas of brick staining under exterior vents and grilles.	Light pressure wash of brick in areas of staining.	2	ESL	S
Weeps	Not provided	No Action Required.	-	-	-
Windows					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Frame Materials	Painted aluminum. Paint is fading, staining. Broken seals at glass units.	Replace all windows over long term	2	END	L
Glazing Type and Color	Clear glazing, insulated. Aluminum infill panel on upper third of some windows.	Replace with window unit.	3	END	S
Operable Sash Type and Sash Hardware	Most are double-hung with operable sash.	Replace with window unit.	3	END	S
Storm Windows and Insect Screens		Replace protection grilles. Recommend adding insect screens to all windows.	2	END	S
	Lower level windows next to playground have protection screens, metal grilles. Showing age, rusting, wear and tear. No insect screens.				
Sills	Granite sills - covered in red dust from repointing. Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.	Pressure wash granite sills. Replace precast concrete sills (as part of glass block replacement).	2	END	S
Lintels	Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping.	Replace lintels in openings where glass block occurs (along with glass block replacement). Exterior lintels occurring at the gymnasium	2	END-ESL	S
Window Treatment (Shades or Blinds)	Typically roller blinds	No Action Required.	3	ESL	N/A
Exterior Doors - Main Entrance					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Frame Materials	Painted wood frame. Looks recently refinished, repainted.	Continued maintenance for wood frame that is ongoing.	4	N	N/A
Glazing Type and Color	Clear, single pane	Replace with energy efficient insulated glazing.	0	OB	I
Door Widths and Clearances	3' Wood doors, clearance not met. There is a step at the plane of the door. 9" steps are non-compliant, the unnatural height makes them a tripping hazard. Existing center railing not adequate.	Reconfigure entry to make ADA accessible. Install new stairs and ADA compliant ramp, railings.	0	OB	I
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Lower level entry, aluminum storefront system. Appears to be in good condition. Other exterior doors are generally service doors, painted HM doors and frames. HM doors and frames at building rear are in rough condition, and have dated hardware. Paint chipping, and rust is showing. Gymnasium side entry is an aluminum system, showing signs of heavy wear and dated hardware.	Replace aluminum storefront system (rear side of gymnasium). Replace HM doors and frames at building rear.	2	END-ESL	L

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Lintels	Painted steel lintels. In most cases, finish is worn away. Heavy rusting on most lintels. They may not be properly flashed.	Replace steel lintels with galvanized lintels at rear of building. Remove and replace with new brick above lintel to 3 courses. Remove sealant between brick and lintel, which may be trapping water.	2	END-ESL	S
Door Widths and Clearances	Door widths and clearances appear to be compliant.	No Action Required.	-	-	-
Door Hardware	Doors typically have pull handle hardware, and panic bars where necessary. Compliant, in good condition.	No Action Required.	3	ESL	N/A
Overhead or Coiling Doors	None	No Action Required.	-	-	-
Fascia, Trim, Soffits & Overhangs					
Materials	Copper fascia looks good. The gymnasium addition has a painted wood fascia. The paint on the wood fascia at the gym perimeter is chipping, peeling away. This includes the paint on the fascia board at the two canopies attached to the gym, and the low roof adjacent to gym side entry. As well as the fascia on the "dunce cap" canopy lower entry. Both gym canopies have deteriorating, chipping, discolored EIFS. Looks like it is already a hazard (falling pieces) Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration.	Refinish and repaint fascia board wood at gym and canopy perimeters. Replace EIFS at canopies. Refinish wood soffit paneling at main entry.	2	ESL	S
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Contractors on site who were repointing brick noted that in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with mortar. Current repointing involves removing door and window sealant and replacing with new sealant. Sealants around doors and grilles showing signs of deterioration, cracking, failure.	All window sealants will be replaced when windows are replaced. Replace sealants around all exterior doors and grilles.	2	END	S
Building Joint Sealant	Building sealant around gymnasium volume and canopies is deteriorating, breaking away.	Reseal building joints in rear of building.	2	END	S
Flashing					
Material	Painted aluminum flashing, appears to be in fair condition.	No Action Required.	3	ESL	N/A
Condition of joints	Fair condition	No Action Required.	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat (tapered insulation) over main building volumes. Sloped over "dunce cap" canopy, as well as rear building volume adjacent to cafeteria/gymnasium.	No Action Required.	3	ESL	N/A

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Material, Type, Color	EPDM, black over main building volumes. Appears to be in good condition. Maintenance staff noted they haven't had issues lately. Repairs were made a few years ago to gymnasium roof, which was leaking in places. No current issues. Dunce cap roof is standing seam metal roof, appears to be in good condition. Rear building volume adjacent to cafeteria/gymnasium is asphalt shingle, appear to be in good condition.	No Action Required.	3	ESL	N/A
Age	1996	No Action Required.	-	-	-
Roof Edges and Copings	Some aluminum coping pieces look new. May have been replaced recently. Select locations where coping shows wear, but remain functional and are typically out of public view.	No Action Required.	3	ESL	N/A
Roof Drains (Covers)	Mix of plastic and steel roof drain covers. Noted one drain on cafeteria roof where cover is missing.	Replace roof drain cover.	3	ESL	N/A
Condition of Flashings & Transitions	Flashing and transitions in good condition.	No Action Required	3	ESL	N/A
Walkway Pads	One pad provided at each hatch opening.	No Action Required.	3	ESL	N/A
Roof solar panels	Solar panels appear to be in good condition.	No Action Required.	3	ESL	N/A
Skylights					
Type (unit or glazed)	None	No Action Required.	-	-	-
Gutters and Downspouts					
Locations and Materials	Gutters, downspouts located at lower entry "dunce cap". Appears to be in fair condition, although paint is fading and is showing areas of rust.	Refinish and repaint.	2	ESL	S
Splash Block or Tied to Storm Drainage	Doesn't appear to be either	Add splashblock.	-	-	-
Exterior Stairs and Ladders					

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations and Materials	Concrete step at North gym entry is deteriorating, spalling, and cracking. Metal tread rusting, popping up. Stair at West gym entry is deteriorating, spalling, and cracking. Concrete step at West locker room entry is deteriorating, spalling, and cracking.	Replace 1 concrete step at North gym entry. Replace 2 concrete steps at West gym entry. Replace 1 concrete step at West locker room entry.	2	END	S
Roof ladders	Two existing roof ladders are dangerous, rusting. There is no good access to the gymnasium roof besides climbing out a window. Also, there is no easy access to three other roof levels.	Replace 2 existing roof ladders with new OSHA compliant roof ladders. Install three new OSHA compliant roof ladders. Provide enclosed OSHA compliant roof ladder access to gym roof.	0	OB	L
Areaways	None	No Action Required.	-	-	-
Decorative Items or Features					
Types and Locations	Steel structure of "Dunce cap" lower entry canopy, paint on structure beneath canopy is chipping away and peeling, steel is rusting. Decorative spiral columns supporting "dunce cap" columns, paint is chipping, fading.	Refinish and repaint steel structure beneath "dunce cap". Refinish and repaint decorative spiral columns.			
Other Observations					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Brick repointing at roof chimney	It appears that during repointing efforts at roof chimney, masons covered building sealant with mortar. Also, mortar drippings were left on roof, items penetrating roof.	Remove mortar and sealant, reseal. Remove leftover mortar drippings.	2	ESL	S
Wood cupola feature	Wood boards that compose the wood cupola on the roof are deteriorating, and paint is chipping off.	Rebuild cupola.	1	END	L

BUILDING INTERIOR					
General Notes					
Interior doors	Older wood doors intermixed throughout the building. These doors are showing their age - denting, scuff marks, and deterioration of wood. Glass panes in these doors could be a safety issue. Also, these doors have wood frames which are also showing heavy wear and tear. Many of these frames have transoms extending to underside of ceiling. In some cases, the glass panes remain, and in others the glass has been removed and infilled. Wood trim surrounds all frame elements. Overall, these doors and frames are nearing the end of their useful life.	While these doors may preserve school character, future large-scale renovations should consider replacing all of these doors with new wood veneer, HM frame doors (to match what many doors have already been replaced to).	2	END	L
Non-ADA compliant door hardware	The vast majority of doors have been outfitted with compliant door hardware. However there are still non-compliant hardware (door knobs) on some doors. Accessible doors need to have a condition that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-conditiond handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Classroom/Staff room casework	Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L
Floors	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Terrazzo is showing areas of major cracking and chipping, discoloration and staining. Carpeted areas are typically in better condition, however they still show areas of fraying and staining. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Recommend replacement of all VCT, terrazzo, and carpet floors as part of wholesale floor replacement for entire school. Replace all rubber/wood floor bases as part of wholesale floor replacement. Replace VCT and terrazzo and with Quartz tile. Replace carpet floors with new carpet.	2	END	L
Walls	Nearly universally, walls need to be refinished and repainted.	Recommend refinishing, repainting all walls, wood trim, window sills in entire school.	2	END	L

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceilings	2x4 ACT tiles. Generally, tiles throughout the school are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above. Painted GWB. Spots of denting, discoloration.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item. Patch and repaint GWB ceilings.	2	END	S
Wainscoting	Painted wood wainscoting up to 5'. Wood trim lining top of wainscoting. Both are showing wear and tear, scuff marks, denting, chipping.	Recommend refinishing and repainting all wood wainscoting.	0	OB	I
Main Entrance					
Floor & Base Finish Materials	Ceramic tile floor, wood base. In fair condition.	No Action Required.	3	ESL	N/A
Entrance Mats	Loose floor mat.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	Wood wainscoting up to 4', painted plaster above. Both in fair condition, minor staining below wainscoting.	Patch and repaint plaster as part of wholesale repainting of school.	3	ESL	L
Ceiling Finish Materials	Painted plaster, in fair condition.	Patch and repaint plaster as part of wholesale repainting of school.	3	ESL	N/A
Video/Intercom to Main Office	Buzz-in intercom entry system	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

	Door Configuration (Vestibule?)	Vestibule. Alum storefront appears to be in good condition. Original wood-framed vestibule storefront showing wear and tear, denting, and chipping. No ADA push button.	Strip and refinish original woodwork. Install ADA push button as part of larger entry renovation work involving accessibility.	2	ESL	L
	Door Access Control (FOB / Prox Card)	None	No Action Required.	-	-	-
	Door Hardware	Pull handles, panic bars. Compliant hardware, appears to be in good condition.	No Action Required.	3	ESL	N/A
	Exit Signs	Main entrance missing second exit sign.	Provide Exit sign	0	OB	I
	(Refer to Building Exterior - Main Entry Doors for add'l info)					

Secondary (lower level) Entrance						
	Floor & Base Finish Materials	VCT floor, rubber base. In good condition.	Replace all VCT floors as part of wholesale floor replacement. Replace all floor bases as part of wholesale floor replacement.	3	ESL	N/A
	Entrance Mats	Loose floor mat.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
	Wall Finish Materials	Painted GWB. Appears to be in good condition.	Patch and repaint GWB as part of wholesale repainting of school.	3	ESL	L
	Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
	Video/Intercom to Main Office	None	No Action Required.	-	-	-
	Door Configuration (Vestibule?)	Vestibule. Aluminum storefront appears to be in good condition.	No Action Required.	3	ESL	N/A
	Door Access Control (FOB / Prox Card)	None	No Action Required.	-	-	-
	Door Hardware	Pull handles, panic bars. Vestibule doors on hold-opens. Compliant hardware, appears to be in good condition.	No Action Required.	3	ESL	N/A
	Exit Signs	No second exit sign above doors	Provide Exit sign	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Main Lobby					
Floor & Base Finish Materials	Original wood flooring. Showing its age, but well maintained.	Continue regular maintenance of floor.	3	ESL	L
Wall Finish Materials	Painted wood wainscoting up to 5'. Wood trim lining top of wainscoting. Both are showing wear and tear, scuff marks, denting, chipping. Painted plaster up to ceiling - paint also chipping, isolated areas where plaster is crumbling.	Repaint all wood wainscoting. Patch and repaint plaster walls.	2	ESL	S
Ceiling Finish Materials	2x4 ACT tile. In fair condition	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	3	ESL	L
Visual Display Surfaces	Tack boards	No Action Required.	3	ESL	N/A
Display Cases	None	No Action Required.	-	-	-
AV and Interactive Systems	None	No Action Required.	-	-	-

Corridors						
Floor & Base Finish Materials	Original wood flooring in original portion of building, first floor (main lobby). Showing its age, but well maintained. VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Terrazzo in remaining areas is showing areas of major cracking and chipping, discoloration and staining. Carpeted areas on the fourth floor appear to be new. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Continue regular maintenance of wood floor. Replace all VCT and Terrazzo floors. Replace all floor bases as part of wholesale floor replacement.	2	END	L	
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Painted wood wainscoting in original building corridors (on first and second floors). Showing signs of wear and tear, chipping, denting. Painted plaster up to ceiling above wainscoting - paint also chipping, isolated areas where plaster is crumbling.	Patch and repaint all GWB. Repaint all wood wainscoting. Patch and repaint all plaster walls.	2	ESL	S	
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S	

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Lockers	Painted metal lockers. Lockers are showing signs of heavy abuse, wear and tear. Dented, scratched, scuffed. Bases are typically discolored from floor cleaning.	Replace all corridor lockers.	2	END	S
Transoms and Borrowed Lights	None	No Action Required.	-	-	-
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating (CMU corridor walls). Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	No Action Required.	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	A mix of older, original wood doors with wood frame and trimwork, and newer wood veneer doors with painted HM frames. Both types have 1/2 lite glazing. Doors opening into corridors typically do not have closers and are not on hold opens. Doors typically have compliant hardware. Original wood doors with wood frame and trim are showing their age - denting, scuff marks, deterioration of wood. Glass panes in these wood doors could be a safety issue.	Replace original wood doors/frames with new wood doors and painted HM frames.	2	END	L
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Wood veneer door with painted hollow metal painted frame. Narrow lite glazing. Doors are have closers and are on hold opens. Doors are typically fire-rated.	No Action Required.	3	ESL	N/A
Wall Projecting Objects	Two drinking fountains are not located in alcoves, and cannot be detected by cane.	Provided painted round metal cane detection devices to one side of the drinking fountains to meet ADA requirements.	0	OB	I
Drinking Fountains	Drinking fountains occur at least once on each floor. Stainless steel/plastic fixtures. Fully compliant fixtures. These fountains also have water bottle filling stations.	No Action Required.	3	ESL	N/A
Other Notes	Second floor connector corridor (with large curtain wall) is partially being used for storage. Temporary part-height partitions being used to quarantine storage space in corridor	Remove temporary walls, remove storage materials.	-	-	-
Other Notes	Third floor, there is wood framework which previously housed a double set of doors. Doors have since been removed, however wood framework with transom was saved. The framework/trim is showing its age, wear and tear. Glass panes at transom could be a safety issue.	Restore wood framework and trim. Remove and replace single pane glass with tempered glass.	2	END	L

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Interior Signage					
Materials	Plastic signage. In good condition.	No Action Required.	3	ESL	N/A
At Code Required Locations?	Generally, signage is provided where needed. However there are a few signs missing from classrooms on the third floor, or have temporary laminated paper signage.	Replace laminated paper signage with code compliant signage.	-	-	-
Accessibility Compliance	Compliant	No Action Required.	-	-	-
Stairs and Exits					
Floor & Base Finish Materials	VCT in some, terrazzo in others. Rubber base in all stairs. VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Terrazzo in remaining areas is showing areas of major cracking and chipping, discoloration and staining. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all VCT and Terrazzo floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Painted plaster, also chipping with isolated areas where plaster is crumbling. Painted CMU. Generally in good condition, only isolated areas of chipping, scuffing.	Patch and repaint all GWB. Patch and repaint all plaster walls. Repaint all CMU walls as part of wholesale painting project.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above. Some areas have painted GWB or plaster ceilings. Typically these ceilings are chipping or discolored.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item. Patch and repaint all GWB ceilings. Patch and repaint all plaster walls ceilings.	2	END	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser heights are uniform and compliant. All stairs have compliant nosings. Rubber nosing/treads are showing heavy wear and tear. In some locations, peeling away. Metal nosings are also heavily worn, discolored, rusted. Metal nosing/treads at center stair are heavily worn, dented, discolored.	Replace all rubber nosings/treads. Replace all metal nosings and VCT treads. Replace all metal nosing/treads at center stair.	2	END	L
Guardrails (height, sphere)	Metal guardrails appear of be fully compliant.	No Action Required.	3	ESL	N/A
Handrails (height, extensions, profile)	One main stair has fully compliant handrails. The other main stair lacks the 1' handrail extensions at the top and bottom of each railing run. Also, graspable handrail is not continuous, and interrupted by a post at the top and bottom of each stair run. The stair at the rear of the gymnasium/cafeteria needs 1' rail extensions for each side railing, top and bottom of each railing run. Center railing should be replaced with a railing that also has the 1' top and bottom extension. The stair at the side of the gym also lacks the 1' extensions at the top and bottom of each railing run.	Install code compliant center handrails and handrail extensions at rear cafeteria/gym stair. Install code compliant handrail extensions at main stair. Install code compliant handrail extensions a gym side stair.	0	OB	I
Landing Clearances	Landing clearance is not an issue.	No Action Required.	-	-	-
Minimum Headroom	Minimum headroom is not an issue.	No Action Required.	-	-	-
Presence of Storage Beneath Stairs	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Typically a wood door, narrow lite w/ safety glazing. Painted HM frame. Doors are typically rated. They appear to be in good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Handles and panic hardware. Compliant and in good condition. Doors typically have closers, on hold-opens.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Does not appear to be an issue.	No Action Required.	-	-	-
Elevators and Lifts					
Elevator Finish Materials	Coin-grip PVC flooring. Plastic laminate wall panels. Illuminated polycarbonate mesh gruid ceiling panels. Steel floor base. Door and frame materials are painted HM. Door and frame are heavily scuffed from traffic.	Refinish, repaint elevator HM frame and door.	3	ESL	N/A
Cab Size (Gurney)	4'-3" x 6'-10"	No Action Required	-	-	-
Weight Capacity	2500 lbs.	No Action Required	-	-	-
Number of Stops	4	No Action Required	-	-	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Chairlift (finish materials, platform size, clearances)	None	No Action Required	-	-	-
Kindergarten Classrooms	None				
Kindergarten Toilet Rooms	None				
General Purpose Classrooms					
Floor & Base Finish Materials	Mostly VCT floors, some carpeted floors. VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Carpeted areas are typically in better condition, however they still show areas of fraying and staining. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all VCT and floors. Replace all carpeted floors as part of wholesale floor replacement. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Painted plaster, also chipping with isolated areas where plaster is crumbling. Painted brick. Paint is chipping away, showing mark and scuffs. Considerable marking at low areas where there is no base protection. Painted wood wainscoting in original building classrooms (on first and second floors). Showing signs of wear and tear, chipping, denting.	Patch and repaint all GWB. Repaint all wood wainscoting. Patch and repaint all plaster walls. Repaint all brick.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.	Recommend replacing aging wood casework and laminate casework with more resilient plastic laminate casework with resilient edge banding. Standardize casework throughout all building classrooms.	2	END-ESL	L
Visual Display Surfaces	Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.	Remove all chalkboards, replace with new tackboards.	2	OB	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Sinks (ADA compliance)	Sinks are mounted in laminate casework countertops. They are ADA compliant. Gooseneck type faucet with aluminum basin, in good condition.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	Classrooms have a mix of ceiling mounted projectors and projectors on movable carts. Most classrooms have wall mounted pull-down screens	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Door Material (Including Frame & Glazing)	A mix of older, original wood doors with wood frame and trimwork, and newer wood veneer doors with painted HM frames. Both types have 1/2 lite glazing. They do not typically have closers, and are not on hold opens. Doors typically have compliant hardware. Original wood doors with wood frame and trim are showing their age - denting, scuff marks, deterioration of wood. Glass panes in these wood doors could be a safety issue.	Replace original wood doors/frames with new wood doors and painted HM frames.	2	END	L
Door Hardware	Older doors have been outfitted with compliant aluminum pull-handle hardware. Overall, hardware is compliant throughout.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Science Classrooms (Science classrooms may or may not be used as science classrooms, based on classroom rotation) Generally feature the same issues as the general purpose classrooms.					
Floor & Base Finish Materials	Mostly VCT floors, some carpeted floors. VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all VCT and floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Painted plaster, also chipping with isolated areas where plaster is crumbling. Painted brick. Paint is chipping away, showing mark and scuffs. Considerable marking at low areas where there is no base protection. Painted wood wainscoting in original building classrooms (on first and second floors). Showing signs of wear and tear, chipping, denting.	Patch and repaint all GWB. Repaint all wood wainscoting. Patch and repaint all plaster walls. Repaint all brick.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S

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LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority	SEE LEGEND		
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
Casework	Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.	Recommend replacing aging wood casework and laminate casework with more resilient plastic laminate casework with resilient edge banding. Standardize casework throughout all building classrooms.	2	END-ESL	L
Lab Benches	Lab benches made of wood, with black solid surface top. These benches are showing their age, extensive wear and tear, chipping, discoloration. Solid surface tops are also in rough condition. Faucets are corroding onto surface. Rubber bases around bench often peeling or missing entirely.	Remove existing lab benches, replace with new lab benches.	2	END	L
Emergency Shower and Eyewash	Classrooms with lab benches have eyewash stations as well. In multiple locations, they're not in science classrooms and are not accessible because teachers use them for storage. Eyewash stations seem to be in good condition.	Remove storage from eyewash station areas.	3	ESL	N/A
Fume Hoods	None	No Action Required.	-	-	-
Sinks (ADA compliance)	Not all classrooms have sink. Sinks are mounted in laminate casework, and are accessible. Gooseneck type faucet. Generally appear to be in good condition.	No Action Required.	3	ESL	N/A
Gas Service and Emergency Shutoffs	Benches appear to be capable of supporting gas service, however these services appear to be disconnected.	Verify what bench services are needed, remove those not needed as part of lab bench removal.	0	OB	L
Non-potable Water Service	None	No Action Required	-	-	-
Compressed Air	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.	Remove all chalkboards, replace with new tackboards.	2	OB	S
AV and Interactive Systems	Classrooms have a mix of ceiling mounted projectors and projectors on movable carts. Most classrooms have wall mounted pull-down screens	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Door Material (Including Frame & Glazing)	A mix of older, original wood doors with wood frame and trimwork, and newer wood veneer doors with painted HM frames. Both types have 1/2 lite glazing. They do not typically have closers, and are not on hold opens. Doors typically have compliant hardware. Original wood doors with wood frame and trim are showing their age - denting, scuff marks, deterioration of wood. Glass panes in these wood doors could be a safety issue.	Replace original wood doors/frames with new wood doors and painted HM frames.	2	END	L
Door Hardware	Older doors have been outfitted with compliant aluminum pull-handle hardware. Overall, hardware is compliant throughout.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Science Prep Rooms					
	None				
Family & Consumer Science (Home Ec.)					
Floor & Base Finish Materials	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all VCT and floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted CMU. Generally in good condition, only isolated areas of chipping, scuffing.	Repaint all CMU walls as part of wholesale painting project.	3	ESL	L
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	Laminate casework is typically in good condition. However some shelves/cabinets need maintenance.	Maintain and fix laminate casework.	2	ESL	N/A
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	Recommend planning for a consistent technology approach for all classrooms.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer door, HM frame. 1/2 lite door. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Compliant, aluminum pull-handle hardware.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Stairs	Exit stair through rear of classrooms lacks compliant handrails.	Install compliant handrails.	0	OB	I
Art Classrooms					
Floor & Base Finish Materials	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all VCT and floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted plaster, also chipping with isolated areas where plaster is crumbling.	Patch and repaint all plaster walls.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	Laminate casework is typically in good condition. However some shelves/cabinets need maintenance.	Maintain and fix laminate casework.	2	ESL	N/A
Visual Display Surfaces	Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.	Remove all chalkboards, replace with new tackboards.	2	OB	S
Sinks (ADA compliance)	Sinks are mounted in laminate casework countertops. They are not ADA compliant. Gooseneck type faucet with aluminum basin, in good condition.	Remove existing counter and sink, replace with ADA compliant counter and sink.	3	ESL	N/A
AV and Interactive Systems	Projector on movable cart. No pull-down screen.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L

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4 - Excellent - New					
CATEGORY			DESCRIPTION AND GENERAL COMMENTS		
Kilns			Kiln in back storage room.		
			Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.		
Dark Room			None		
Pottery Wheels / Other			Pottery wheels with electric foot pedals in back storage room. Appear to be in good condition.		
Door Material (Including Frame & Glazing)			Original wood door with wood frame and trim are showing their age - denting, scuff marks, deterioration of wood. Area around door's latch and frame's jamb are destroyed. Glass panes in this wood doors could be a safety issue.		
Door Hardware			Compliant, aluminum pull-handle hardware.		
Door Widths and Clearances			Compliant		
Technology Classrooms (Fabrication Lab)					
Floor & Base Finish Materials			VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Ceramic tile is damaged, discolored, and stained. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.		
Wall Finish Materials			Painted brick. Paint is chipping away, showing mark and scuffs. Considerable marking at low areas where there is no base protection. Areas of brick are spalling.		
Ceiling Finish Materials			2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping		
Casework			Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.		
Visual Display Surfaces			Whiteboards, tackboards. Typically in good condition.		
Sinks (ADA compliance)			Sinks are mounted in laminate casework countertops. They are ADA compliant. Gooseneck type faucet with aluminum basin, in good condition. Storage materials block sink.		
AV and Interactive Systems			Ceiling mounted projector with smartboard		

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4 - Excellent - New					
CATEGORY			DESCRIPTION AND GENERAL COMMENTS		
Door Material (Including Frame & Glazing)			Wood veneer doors, no lites. Painted HM frames. In good condition.		
Door Hardware			Compliant, aluminum pull-handle hardware.		
Door Widths and Clearances			Compliant		
Stairs			Railings and guardrails not compliant.		
			Replace with compliant handrails and guardrails, which have extensions and can pass the 4" ball test.		
Special Education Classrooms/Offices					
Floor & Base Finish Materials			VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Terrazzo in remaining areas is showing areas of major cracking and chipping, discoloration and staining. Wood bases are heavily damaged and chipped.		
Wall Finish Materials			Painted plaster, also chipping with isolated areas where plaster is crumbling.		
Ceiling Finish Materials			2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.		
Casework			Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.		
Visual Display Surfaces			Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.		
Sinks (ADA compliance)			Sinks are mounted in laminate casework countertops. They are ADA compliant. Gooseneck type faucet with aluminum basin, in good condition.		
AV and Interactive Systems			Ceiling mounted projector. No wall-mounted pull-down screen.		

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	A mix of older, original wood doors with wood frame and trimwork, and newer wood veneer doors with painted HM frames. Both types have 1/2 lite glazing. Original wood doors with wood frame and trim are showing their age - denting, scuff marks, deterioration of wood. Glass panes in these wood doors could be a safety issue.	Replace original wood doors/frames with new wood doors and painted HM frames.	2	END	L
Door Hardware	Compliant, aluminum pull-handle hardware.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Performing Arts - Auditorium					
	See Gymnasium				
Performing Arts - Stage					
Floor & Base Finish Materials	Wood floor, wood base. While worn, floors are well-maintained. Area in front of stage with storage doors is worn and dented, discolored.	Continue to maintain wood floors. Strip and refinish front of stage with storage doors.	2	ESL	L
Wall Finish Materials	Painted brick. Paint is chipping away, showing mark and scuffs. Considerable marking at low areas where there is no base protection. Areas of brick are spalling. Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse.	Repair brick, repaint all walls. Patch and repaint all GWB.	2	END	S
Ceiling Finish Materials	Painted tectum, painted exposed joists.	No Action Required.	3	ESL	N/A
Acoustical Treatments	None.	No Action Required.	-	-	-
Theatrical Lighting	Theatrical lighting provided above stage.	No Action Required.	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Maroon stage curtain provided. No proscenium. Balcony storage provided at back of stage. Ladder up to balcony storage is unsafe, vertical rails are short. Guardrail at balcony is non-compliant.	Replace ladder up to balcony storage with new, safe ladder. Remove existing guardrail with code-compliant guardrail.	0	OB	I
Rigging	Rigging provided only for curtains, lighting.	No Action Required.	3	ESL	N/A
Stage Accessibility	Yes, ramp provided at back of stage.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood door, painted HM frame. No glazing.	No Action Required.	3	ESL	N/A
Door Hardware	Lever-type compliant handle. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Door widths are fine, typically 3'. Proper clearance is not provided for stage stair door. Door swings and hits stage. Also, due to occupant load of stage, both stage doors should swing outward. Stage is not provided with guardrail, and stair is not provided with compliant handrails	Re-configure door to swing outward. Provide guardrail at stage. Provide compliant handrails at stairs.	0	OB	I

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Performing Arts - Music Rooms					
Floor & Base Finish Materials	Carpet is not in bad condition, however still shows area of fraying and staining. Rubber base is scuffed, damaged in high traffic areas, and	Replace carpeted floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted brick. Paint is chipping away, showing mark and scuffs. Areas of brick are spalling. Painted plaster, also chipping with isolated areas where plaster is crumbling.	Repair brick, repaint all walls. Patch and repaint all plaster.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are in good condition.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Acoustical Treatments	None	No Action Required.	-	-	-
Casework	Laminate casework provided in music storage rooms. In good condition.	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards, whiteboards	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Projector on movable cart. Wall-mounted smartboard.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Assistive Listening	None	No Action Required.	-	-	-
Practice Rooms	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Full-lite wood doors, HM frame. Backroom doors are 1/2 lite wood doors with HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Main doors are compliant with aluminum pull handles and panic hardware. 1 backroom door still has a doorknob.	Replace doorknob with compliant hardware.	0	OB	I
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Library / Media Center					
Floor & Base Finish Materials	Carpet, painted wood base.	No Action Required.	4	N	N/A
Wall Finish Materials	Painted GWB.	No Action Required.	4	N	N/A
Ceiling Finish Materials	2x2 ACT tile. 2x4 above stage 'niche'.	No Action Required.	4	N	N/A
Stacks	See 'shelves'.	No Action Required.	-	-	-
Carrels	None.	No Action Required.	-	-	-
Shelves	Laminate frame with metal shelves.	No Action Required.	3	ESL	N/A
Circulation Desk	Laminate desk.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards.	No Action Required.	4	N	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Workroom / Staff Areas	None	No Action Required.	-	-	-
AV and Interactive Systems	New ceiling mounted projector, presentation wall.	No Action Required.	4	N	N/A
Door Material (Including Frame & Glazing)	Wood veneer doors w/ narrow lites. Painted HM frames.	No Action Required.	3	ESL	N/A
Door Hardware	Main doors have aluminum pull handles and panic hardware. Compliant	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Gymnasium					
Floor & Base Finish Materials	Wood floor, steel base. Floor is worn, but likely within its	Continue to maintain wood floors.	3	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU. Paint is chipping in large pockets. CMU block is also showing extensive cracking, isolated areas where block is failing.	Repair all CMU cracks. Infill failing CMU. Repaint all walls.	2	ESL	S
Ceiling Finish Materials	Tectum deck. Exposed joists.	No Action Required.	3	ESL	N/A
Wall Pads	Provided under the 2 main hoops. New.	No Action Required.	4	N	N/A
Acoustical Treatments	None	No Action Required.	-	-	-
Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	OB	I
Backstops (quantity, mounting type, manual/motorized)	6 total. 4 opaque white boards, 2 main glass boards. Ceiling mounted. Fixed. All are showing signs of wear and tear, though within their expected service life.	No Action Required.	3	ESL	N/A
Scoreboard and Time Clocks	1 Scoreboard with timeclock provided. Appears to be in good condition.	No Action Required.	3	ESL	N/A
Bleachers	Plastic, telescoping bleachers. 9 rows of seats.	No Action Required.	3	ESL	N/A
Dividing Curtains	None	No Action Required.	-	-	-
Rock Climbing Wall	Yes. Hard to tell overall condition, covered.	No Action Required.	-	-	-
Climbing Ropes	Yes, 1 provided.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer doors with narrow lites. Painted HM frame. Wood doors are showing extensive wear and tear. Paint on HM frame is chipping off.	Replace doors. Repaint HM frames.	2	END	S
Door Hardware	Doors provided with pull handles, panic hardware. Doors are on closers, one door on hold open. Compliant.	Replace hardware set with doors.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Grilles	2 grilles. Both are dirty, staining wall above and below.	Replace grilles.	2	END	S
Natatorium					
	None				

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Weight Room / Fitness Room					
Floor & Base Finish Materials	Carpet, painted wood base. In fair condition.	Replace carpet floors and floor bases as part of wholesale floor replacement.	3	ESL	L
Wall Finish Materials	Painted CMU. In fair condition.	Paint all CMU walls as part of wholesale school repainting.	3	ESL	L
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Mirrors	None	No Action Required.	-	-	-
Equipment (FF&E)	Bike, treadmill. Appear to be in working condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	None	No Action Required.	-	-	-
AV and Interactive Systems	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood door, painted HM frame.	No Action Required.	-	-	-
Door Hardware	Compliant, aluminum pull-handle hardware.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Locker Rooms					
Floor & Base Finish Materials	Painted concrete floor. Tile floor. Tile base. Concrete floor in good condition. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored.	Replace tile floors and bases.	2	END	S
Wall Finish Materials	Painted CMU walls, paint is scuffed and discolored, areas where paint is chipping away.	Repaint all CMU walls. Replace all wall tile.	2	END	S
Ceiling Finish Materials	Painted GWB. Spots of denting, discoloration.	Patch and repaint ceilings.	2	ESL	S
Lockers (Material, Vented, ADA)	Painted steel lockers. Vented. No ADA units provided. Lockers are in a state beyond repair.	Replace all lockers.	0	OB	I
Shower Configuration (Gang, Stalls)	Both Boy's and Girls have gang shower spaces. Girl's also provided with 3 shower stalls.	Gang showers are obsolete, consider adding stalls.	0	OB	I
Level of Privacy	Gang showers provide no privacy. Girl's shower stalls provide privacy, however the stalls do not have a changing area in front.	Provide changing area in front of shower stall.	0	OB	I
Plumbing Fixtures	Wall mounted porcelain sinks. Wall mounted stainless steel shower fixtures.	No Action Required.	3	ESL	N/A
Changing Area (Private or Open)	Open changing area		-	-	-
Level of Privacy	No privacy.	Provide private changing area.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Each locker room lacks accessible lockers. Sinks are accessible. Maneuvering clearances are provided.	Replace lockers (noted above).	-	-	-
Door Material (Including Frame & Glazing)	Wood door, painted HM frame. No lites.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum push plate, pull handles. Compliant	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Locker Area Toilet Rooms					
Floor & Base Finish Materials	Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored.	Replace tile floors and bases.	2	END	S
Wall Finish Materials	Painted CMU walls, paint is scuffed and discolored, areas where paint is chipping away.	Repaint all CMU walls.	2	END	S
Ceiling Finish Materials	Painted GWB. Spots of denting, discoloration.	Patch and repaint ceilings .	2	ESL	S
Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in some areas.	No Action Required. Within expected service life. Replace with any large-scale locker room renovation.	3	ESL	L
Plumbing Fixtures	Wall mounted porcelain sinks. Floor mounted porcelain toilets. Wall-mounted porcelain urinals.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Accessories are provided, compliant.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Each locker room has an ADA compliant stall. Maneuvering clearances provided, fixture clearances provided. Grab bars and accessories are provided and compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	See Locker Rooms above.	-	-	-	-
Door Hardware	See Locker Rooms above.	-	-	-	-
Door Widths and Clearances	See Locker Rooms above.	-	-	-	-
Cafeteria					
Floor & Base Finish Materials	VCT floor, rubber base. Generally in good condition.	Replace all VCT and floor bases as part of wholesale floor replacement.	3	ESL	N/A
Wall Finish Materials	Painted CMU, glass block. Painted CMU in good condition. Glass block noted for removal on exterior.	Repaint all CMU walls as part of wholesale repainting of school.	3	ESL	L
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-

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LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	OB	I
Acoustical Treatments	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer doors with narrow lite. Painted HM frame.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull-handle and panic hardware, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Kitchen and Servery					
	(See Food Service Below)				
Floor & Base Finish Materials	Sealed, painted concrete floor.	Replace rubber base.	2	END	S
Wall Finish Materials	Painted CMU, in good condition.	Repaint all CMU walls as part of wholesale repainting of school.	3	ESL	L
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Overhead or Counter Doors	None	No Action Required.	-	-	-
Serving Line Circulation Pattern	"U" condition circulation party.	No Action Required.	-	-	-
Food Service Equipment	Looks to generally be in good condition. Includes a fumehood with fire suppression, a 3 bay wash basin, and a	No Action Required.	3	ESL	N/A
Washable or disposable plate ware, utensils, trays					
Door Material (Including Frame & Glazing)	Wood veneer doors with no lites. Painted HM frames.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull-handle and push plates, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	Mostly VCT floors, some carpeted floors. VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Carpeted areas are typically in better condition, however they still show areas of fraying and staining. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all VCT floors. Replace all carpeted floors as part of wholesale floor replacement. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse.	Patch and repaint all GWB.	2	END	S

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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					
			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	Laminate casework. Generally in good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Sink is mounted in laminate casework countertop. Is ADA compliant. Gooseneck type faucet with aluminum basin, in good condition.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None.	No Action Required.	-	-	-
Workstations (FF&E)	Mix of solid wood, wood laminate, and metal furniture. Most is dated, but appears functional.	No Action Required. Consider replacing and standardizing FF&E in future renovations.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer doors with 1/2 lites. Painted HM frames.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull-handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Nurse and Health					
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all linoleum floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Painted plaster, also chipping with isolated areas where plaster is crumbling.	Patch and repaint all GWB. Patch and repaint all plaster.	2	END	S
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	None	No Action Required.	-	-	-
Sinks (ADA compliance)	Yes, nurse suite has bathroom with ADA compliant sink and shower.	No Action Required.	3	ESL	N/A
Privacy Curtains (no. of rest areas)	Separate rest area with closable door, cot.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood doors, no lites. Wood frames. Both are showing wear and tear, chips and dents.	Replace original wood doors/frames with new wood doors and painted HM frames.	2	ESL	S
Door Hardware	Aluminum pull-handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-

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4 - Excellent - New					
			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Administration Office Area					
Floor & Base Finish Materials	Carpet floor, rubber base. Both in fair condition. Painted wood base, scuffed and dented.	Refinish, repaint wood base in conference room.	2	ESL	S
Wall Finish Materials	Painted GWB, plaster. In fair condition.	Patch and repaint as part of general building maintenance. No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x4 ACT tiles. Generally, tiles are beginning to sag and become discolored. However, tiles are typically in better condition here than rest of school.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Casework	Built-in wood casework. Plastic laminate counter and base cabinet, and wall-mounted cabinets.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Reception / Waiting (location, no. of seats)	No seating, standing only.	Provide chairs for guests.	0	OB	I
Conference Room	Separate conference room. Conference table also provided in office room.	No Action Required.	3	ESL	N/A
Workstations (FF&E)	Plastic laminate FF&E. All are in fair condition.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Storefront at main entry, solid wood, wood veneer at office doors. Storefront doors are full-lite, wood doors are either 1/2 lite or no lite.	No Action Required.	3	ESL	N/A
Door Hardware	Compliant push bars, and aluminum lever type handles.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required	–	–	–
Student Toilet Rooms					
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace linoleum floors. Replace tile floors. Replace all floor bases.	2	END	S
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Painted CMU. Paint is chipping away, showing mark and scuffs. Painted wood wainscoting in some student bathrooms. Showing signs of wear and tear, chipping, denting.	Patch and repaint all GWB. Repaint all wood wainscoting. Repaint all CMU.	2	ESL	S
Ceiling Finish Materials	Painted GWB. Spots of denting, discoloration.	Patch and repaint GWB ceilings.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in some areas.	No Action Required. Within expected service life. Replace with any large-scale locker room renovation.	3	ESL	L
Plumbing Fixtures	Wall mounted porcelain urinals, floor mounted porcelain toilets. Sinks mounted in laminate countertops.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted mirrors provided.	No Action Required.	3	ESL	N/A
Accessories	Provided, appear to be in good condition, compliant locations.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA stalls are provided. Fixture clearances and grab bars provided, accessory heights compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer doors, no lites. Painted HM frames.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull-handles and push plates, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-

Staff Toilets					
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in good condition.	Replace linoleum floors and rubber base.	2	END	L
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Ceramic tile up to 4' above floor in some.	Patch and repaint all GWB. Install tile up to 4' along walls with no tile protection.	3	ESL	L
Ceiling Finish Materials	2x4 ACT tile. Generally in good condition.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	S
Toilet Partitions	None, single -use.	No Action Required.	-	-	-
Plumbing Fixtures	Floor mounted porcelain toilets. ADA compliant sink in laminate countertop or mounted directly on wall.	No Action Required.	3	ESL	N/A
Mirrors	Wall-mounted mirrors provided, missing in 1 staff bathroom.	Provide 1 wall-mounted mirror.	3	ESL	S
Accessories	Provided, appear to be in good condition, compliant locations.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	In two staff bathrooms, ADA turning radius is not provided. Three bathrooms are missing grab bars.	Re-configure GWB partitions in two bathrooms to provide proper ADA turning radius. Install 3 sets of ADA grab bars for toilets.	0	OB	I
Door Material (Including Frame & Glazing)	Wood veneer doors, no lites. Painted HM frames. 1 original wood door with wood frame and trim is showing its age - denting, scuff marks, deterioration of wood.	Replace 1 door	3	ESL	N/A
Door Hardware	Aluminum pull-handles, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Mechanical and Service Spaces					

Floor & Base Finish Materials	Exposed concrete floors. No base. Floor has isolated areas of cracking.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted brick. Paint is chipping away, showing mark and scuffs.	Repaint all brick walls.	2	END	L
Ceiling Finish Materials	Exposed concrete deck. Painted.	Repaint concrete deck.	2	END	S
Sinks					
Tool and Supply Storage	None	No Action Required.	-	-	-
Equipment Housekeeping Pads	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood and metal doors with HM frames. All are in relatively poor condition.	Replace doors and frames.	2	END	S
Door Hardware	Pull handles, compliant but dated.	Replace with doors.	3	ESL	N/A
Door Widths and Clearances	Door widths and clearances are not an issue.	No Action Required.	-	-	-

FIRE PROTECTION

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Fire Service	Municipal 4"				
Type of Sprinkler System	NFPA 13 Automatic wet & dry system	Annual Maintenance/testing	3	ESL	S
Cross Connection Prevention	None at building entrance; single check for added dry zone.				
Sprinklers	Upright and pendent	Maintenance			
Special Systems	antifreeze loop to attic	Glycol loop to attic has control valve wiring hanging unconnected	2	ESL	1
Fire Department Connection	Yes 4"				
Misc. Fire Protection	Standpipes at stage				
Ansul Hood	NA				
PLUMBING					
Water Service	Municiple 3"				
Cold Water System	3" Double check RPZ backflow protection	Maintenance	3	ESL	S
Hot Water System	(summer) NEW Bradford White ondensing gas fired 100 gal. with an expected service life of 18 years.	Replace gas fired DHW maker at end of useful life.	3	ESL	L
Domestic CW & HW supply	Copper systems lead solder	Copper system beyond service life.	2	END	L
Sanitary Waste and Vent System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L
Storm Drain System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L
Plumbing Fixtures	Recently replaced/upgraded	Maintenance	3	ESL	L
Drinking Fountains / Water Coolers	Yes (some upgraded)	Complete upgrading drinking fountains	2	END	S
Natural Gas	Yes				
Kitchen Gas Service & Shut-Offs	NA				
Natatorium Systems	NA				
MECHANICAL					
Fuel Type / Service (Gas/Oil)	Natural gas --oil tank removed this year				

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace failing boiler feed unit.	1	END	I
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace boilers at time of steam to HW condensing boilers.	1	END	L
Air Conditioning (Yes/No/Limited)	NA				
Cooling Plant	NA				
Air Handling Unit Systems (Original Buildings)	In indoor H&V units (2) , steam coils, for Gyms	Replace gym H&V units at time of steam to hot water conversion.	2	END	L
Air Handling Unit Systems (1996 addition)	Rooftop H&V units for classes with HW coils (1996 circa) expected service life of 25 years	Replace Rooftop H & V units at end of service life (5 years)	2	END	L
Pumps	Vintage with heating hot water upgrade (1997?) expected service lifer of 25 years.	Replace with VFD pumps at end of service life (5 years). Add (2) VFD pumps at time of steam to hot water conversion	2	END	L
Terminal Unit Systems	HW CUHs/Uhs, steam radiation, VAV w/HW coils-classes at of service life.	Replace at time of steam to HW conversion	3	END	L
Exhaust Systems	Toilet/Janitor class wings Gym/Stage Efs at end of service life.	Replace at time of steam to HW conversion	2	END	S
Piping System	Steam welded/threade 40 (original) black steel 40 and copper 1996 reno.	Steam piping aged--Replace with hot water conversion project.	2	END	L
Automatic Temperature Controls	Electric DDC and pnueomatics	Replace pnueomatics to electric DDC	2	END	S
Natorium Systems	NA				
ELECTRICAL					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Service	Underground primary from overhead utility lines to utility-owned padmount transformer. Secondary service is underground to switchboard in main electric room. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	ESL	I
Wiring	Building wire in underground conduit		3	ESL	
Equipment	1998 vintage GE switchboard	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	ESL	I
Rating	1600A 208/120V 3-phase, 4-wire				
Distribution System					
Panels	Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons.	Replace old panelboard near tech ed and loadcenter on stage. All Panels will reach the end of their anticipated useful lives within 15 years	2	END	S/L
Panels		All Panels will reach the end of their anticipated useful lives within 15 years			
Motor Controls					
Wiring	Building wire in conduit		3	ESL	
Branch Circuits	Receptacles are generally located appropriately for the current program.		3	ESL	
Site Lighting (type & material)	There are no pole mounted site lights. Some areas are not illuminated to levels recommended by IES>	Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.	N/A	N/A	S
Exterior Building Lighting	Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits.	Update old incandescent fixtures to LED.	2	END	S
Exterior Building Lighting		All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L
Interior Lighting					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L
Offices	Recessed fluorescent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L
Corridors	Mostly fluorescent recessed lens troffers utilizing T8 lamps, but lobby also includes compact fluorescent downlights.	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L
Assembly	Performance lighting is incandescent fixtures controlled by the circuit breakers of a residential/light commercial grade load center.	Update lighting to LED fixtures controlled by dimmers	2	OB	S
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L
Emergency Power	N/A				
Life Safety					
Fire Alarm	1998 vintage conventional zonded FCI control panel. Occupant notification does not comply with ADA or current standards in some areas.	Udate to fully addressable system.	2	END	S
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S
Lightning Protection	N/A				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Intercom/Paging System	1998 vintage Dukane intercom system	Update to VOIP phones integrated with paging system.	2	END	S
Phone System (& Service)	3" entrance conduit.				
Clock System	The school is equipped with a 1998 vintage Dukane master clockA network-connected programmable elay operates program bells and resets clocks.	The master clock system is functional but obsolete. Battery clocks can be utilized when system clocks fail	3	OB	
Cable (& Service)	2-1/2" entrance conduit				
Data System (& Service)	Category 6. One MDF and two stacked IDF's		3	ESL	
WIFI	Available throughout				
Technology / AV Systems (Classrooms)	Ceiling mounted Projectors are installed in classrooms		3	ESL	

SECURITY					
Secure Entry Vestibule	Secured entry with buzz-in entry system. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate nurse suite and faculty room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced nurse suite and faculty room.	-	-	-
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms lockable from the interior of the classroom via key carried by the teachers	-	-	-	-
Sightlines between Main Entry and Main Office	There are sightlines, though the main entry is separated from the Main Office.	See recommendation above.	-	-	-
Intrusion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years	3	ESL	L
Security Camera System	Building is reportedly wired for cameras but the cameras are not yet installed.	Provide web-based security camera system with DVR	N/A	N/A	I
Web-based? (Police Access?)					
Exterior Coverage (Playgrounds, Site)					
Entrances					
Exterior Emergency Doors					
Interior (Corridors, Common Areas)					
Digital Video Recording (DVR) System					
Door Access Control					
Exterior Door Monitoring	Video intercom between main entrance and main office with electric lock release in main office.		3	ESL	
Procedures	Emergency procedures are current and routinely practiced	No Action Required	-	-	-
Evacuation	Procedure is current and routinely practiced	No Action Required	-	-	-
Lockdown	Procedure is current and routinely practiced	No Action Required	-	-	-
Lockout	Procedure is current and routinely practiced	No Action Required	-	-	-
Panic Alarm System	None		-	-	-
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge	No Action Required	-	-	-



LYMAN MOORE MIDDLE SCHOOL

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LEGEND					
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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
GENERAL BUILDING DATA					
Address:	171 Auburn Street, Portland, Maine 04103				
Grade Levels:	6 thru 8				
Number of Students:	504				
Number of Faculty and Staff:	95				
Original Construction Date:	1954				
Date of Addition(s):	1959, 1996 Additions				
Building Age:	62 Years				
Building Footprint (SF):	86,000 SF				
Number of Stories:	2				
Building Area (GSF):	102,000 GSF				
Total Site Area (Acres):	25.1178 (Lyseth & Moore same parcel)				
Zoning Designation:	R2 Residential/ROS Recreation Open Space				
SITE					
Building Entrances					
Connection to accessible route and accessibility	Signalized Entrance. 5' bituminous sidewalk around building	No Action Required	3	ESL	N/A
Parking					
Paving Materials	Bituminous - pavement at parking in front of building good. Pavement along primary route and parking lot side of building- Poor 	Mill and repave primary route and parking lot at side of building. 	1	END	I
Curbing Materials & Wheel Stops	No wheel stops or curb at side parking lot. Concrete curb at front in poor condition	Wheel stops needed at side parking lot adjacent to athletic field. Replace poor curbing sections	2	ESL	I



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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Number of Spaces (Regular & ADA)	4 ADA, only 1 sign, non compliant grades, no van accessible parking 	Adjust parking grades to be less than 2% within ADA parking. Repaint to include van accessible aisle.	1	END	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good, White/ Faint Arrows	Repaint arrows around access loop.	2	ESL	I
Accessible Parking Signage	Only 1 sign	Install 1 ADA sign per space.	2	ESL	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	No separation	Further investigate and study: Paint and/or install curbing and signage to better define and separate bus and parent drop off locations.	2	ESL	I
Car & Bus Separations	No strong delineation from cars and buses, only 1 sign				
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Wood guardrail along sidewalk to delineate drop off and pedestrian walk.	No Action Required	3	ESL	N/A
Traffic Markings & Traffic Signage	Need better signage for no parking spaces	Install no parking signs	2	ESL	I
Walkway Materials	Bituminous, walk along east side in poor condition	Replace walkway on east side of building.	2	ESL	I
Curb Cuts & Detectable Warning Strips	No panels on site 	Install detectible warning panels at crosswalks.	0	OS	I




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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pedestrian Ramp Location & Materials	Bituminous and concrete - Fair 	Adjust transitions to 1/4" or less where applicable.	2	ESL	I
DOT School Zone Markings/Signage at Street	Good	No Action Required	3	ESL	N/A
Fire Department Access					
Locations	Front and Rear only, no side (near Brook Road)	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	1/2 (front) Double gate at Brook Road	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous with concrete dock. 	No Action Required	3	ESL	N/A
Loading Dock or Leveler	1 at front (still used?), no markings at entrance to not block	Install no parking sign.	2	ESL	I
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 10 yd solid, 1- 6 yd recycle, no screening, poor placement	Relocate dumpsters and install screening.	2	ESL	I
Fencing					
Locations & Materials	Chain Link around Hammerhead @ Brook Road	No Action Required	3	ESL	N/A
Site Topography					
Characteristics	Relatively flat	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities					
Courtyards & Exterior Gathering Spaces					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations, Materials and Characteristics	Wood seating with granite backs at loading near pond.	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Propane @ loading	Make fence more secure	2	ESL	I
Bicycle Racks	2 - 1 front, 1 back	No Action Required	3	ESL	N/A
Flagpoles	1 - by pond - Good	No Action Required	3	ESL	N/A
Site Drainage					
Ponding	Evidence of ponding at side parking lot. 	Install catch basin or adjust grade to drain.	2	ESL	S
Catch Basins	Limited	No Action Required	3	ESL	N/A
Bio-Retention Area	Gravel wetland with black chain link fence  	No Action Required	3	ESL	N/A
Irrigation System	None	No Action Required	-	-	-
Other Observations	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	School Name wood, no lighting - various metal signs for alcohol /drug use	No Action Required	3	ESL	N/A

STRUCTURAL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Live Load Capacity	Analysis not performed as part of this evaluation.	No Action Required	-	-	-
Foundations / Drainage	Frost protected, shallow foundations.	No Action Required	3	ESL	-
First Floor Construction	Concrete slab on grade in most locations. -Formed concrete slab over crawl space in portion of original building.	No Action Required	3	ESL	-
Second Floor Construction	Floor consists of a concrete slab on metal form deck, spanning to bar joists. Joists are supported by interior and exterior CMU bearing walls.	No Action Required	3	ESL	-
Roof Construction	Older construction is Tectum roof deck spanning to steel bar joists. Joists are supported by CMU bearing walls and structural steel framing. - Newer construction is metal roof deck spanning to steel bar joists. Bar joists supported by CMU bearing walls -Several drift zones created by high and low roofs. -Roofing is EDPM at older construction and EDPM w/ gravel ballast at newer const.	It's unlikely roof has capacity to resist snow drifts. However, roof is grandfathered by IEBC and does not require. upgrades at this time.	3	ESL	-
Roof Construction		Recommend replacing ballasted roofs w/ adhered EDPM.	2	END	S
Roof Construction		Recommend improving roof drainage at first major classroom add'n and cafeteria by adding drains, or adding roofing material to improve roof pitch	2	END	S
Exterior Wall Construction	Brick veneer tied to CMU walls.	Replace corroded lintels	2	END	S
Exterior Wall Construction		Replace base sealants at areas of newer construction	2	END	S
Lateral Load Resistance	Provided by exterior and interior CMU walls, however, there is no connectivity between roof deck and walls, so it's unlikely lateral forces can be transferred to walls.	None, system is grandfathered at this time.	0	ESL	-
Fire Resistance	Steel framing is not fire-rated.	No Action Required	-	-	-
Expansion Joints	Soft joints observed in the veneer between new and old construction. However, buildings appear to be hard-tied structurally (i.e. no real expansion joint).	No Action Required	-	-	-
Interior Partitions	Either light-framed walls or CMU. Interior partitions do not contribute to the LFRS.	No Action Required	-	-	-

BUILDING EXTERIOR	
Exterior Wall Cladding	

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials	Brick masonry veneer and precast concrete. Condition varies; original building has isolated areas of efflorescence and damaged masonry, the addition is in good condition with isolated areas of damage.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels. Isolated areas of efflorescence.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	S
Weeps	The addition has weeps but no insect screens	Recommend providing insect screens in all weep holes to prevent insects from building nests in the wall cavity.	2	OB	S
Other Observations	Exterior painted metal column enclosures at front entrance are showing signs of normal wear and tear as well as signs of rust.	Grind away all rust, fill and sand smooth and dents or deformations in the column wrap and repaint enclosure complete.	2	ESL	S

Windows					
Frame Materials	Storefront framing, aluminum operable windows, and insulated panel system (Kalwall). Varying age and condition. Paint on metal frames is failing	Painted metal frames in the original building should be sanded and painted with the appropriate exterior grade paint.	2	ESL	S
Frame Materials		Budget for window replacement	2	END	S (2020)
Glazing Type and Color	Insulated panels, clear insulated glass. Insulated panels are in fair condition.	Replace damaged panels in the insulated panel wall system (Kalwall panels)	2	ESL	I
Operable Sash Type and Sash Hardware	A mix of casement and Hopper windows that open into building.	No Action Required	3	ESL	N/A
Storm Windows and Insect Screens	Insect screens at a few windows only. Appears to be missing from all other windows	Recommend replacing / providing insect screens to all operable windows.	2	ESL	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sills	Aluminum sheet metal. Paint is failing on the flashing	Recommend removing paint and providing exterior paint and primer intended for aluminum	2	ESL	S
Lintels	lintels over doors and windows appear to be in good shape.	No Action Required	3	ESL	N/A
Window Treatment (Shades or Blinds)	Pull down roller shades in varying age and condition.	Recommend replacing all shades with new shades to allow for a continuous	3	ESL	L
Exterior Doors - Main Entrance					
Frame Materials	Painted storefront frames and metal doors in poor condition. Frames and doors are rusting and paint is failing due to the rust.	Replace storefront system complete with aluminum framing system.	2	ESL	S
Glazing Type and Color	Clear insulated glazing	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	3	ESL	N/A
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Metal doors in hollow metal frames. Paint is failing on all of the doors and frames.	Replace all exterior doors with thermally broken painted aluminum frames and painted aluminum doors	2	END	S
	Doors to mechanical area are rusting through and should be replaced much sooner than the rest of the exterior doors.	Replace exterior metal doors and HM frames in mechanical room area and replace with aluminum doors and frames complete.	1	END	I
Lintels	lintels over doors and windows appear to be in good shape. Lintels over louvers are rusting and are in poor	Remove rust and repaint lintels above louvers.	2	ESL	S
Door Widths and Clearances	Compliant	No Action Required	3	ESL	N/A
Door Hardware	Compliant push/pull hardware with crash bars as needed, aluminum.	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Overhead or Coiling Doors	(1) Overhead insulated section door with vision panels in poor condition. Door is dented from truck damage, one of the vision panels is broken, weather stripping along perimeter is failing, and rubber gasketing at vision panels is failing.	Recommend replacing overhead sectional door	2	END	S
Fascia, Trim, Soffits & Overhangs					
Materials	Painted Cementitious soffit material in fair condition. Staining from previously removed wasps nests is visible.	Clean all residue from old wasps nests. Recommend repainting.	2	ESL	I
	Decorative wall tile used at the soffit of the auditorium entrance, in fair condition.	Clean all decorative tile and replace cracked tile with new tile to match.	2	ESL	I
	Wood fascia under new metal roof edge in poor condition.	Remove failing paint and repaint with exterior grade paint.	2	END	I
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Original building: Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers. Addition: Sealant around windows and doors appear to be in good condition	remove and replace all sealant and back rod materials at all louver locations.	1	END	I
Building Joint Sealant	Building joint sealant located in the addition portion of the exterior only. Condition of joint sealant is fair and showing signs of deterioration. Material unknown	remove and replace all sealant and back rod materials at building joints in the "addition" areas.	2	END	S
Flashing					
Material	aluminum sheet metal flashing in good condition	No Action Required	3	ESL	N/A
Condition of joints	Joints are in good condition	No Action Required	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Majority of the roof is flat with sloped steel and tapered insulation. One small area of sloped roof over Gym storage.	No Action Required	–	–	–
Material, Type, Color	A mix of roof shingles (good condition), black EPDM (good condition), and ballasted with black EPDM below (poor condition with areas of stone missing, vegetation growing on the stones, and membrane below stone showing signs of deterioration).	Replace areas of ballasted roof with new black EPDM roofing to match other EPDM roofs.	2	OB	S
Age	1996 (20 years)	No Action Required	–	–	–
Roof Edges and Copings	Sheet metal. Unsealed laps in good condition	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Drains (Covers)	Roof drains, some missing roof drain covers. Areas around some roof drain have collected debris and hindering free flow of water into the drains.	Replace missing roof drain covers. Clear areas around roof drains of collected debris to allow for free flow of water into the drain. Replace roof drain covers completely in areas of ballasted roof.	1	END	I
Condition of Flashings & Transitions	Flashing and transitions are in good condition	No Action Required	3	ESL	N/A
Walkway Pads	None	No Action Required	–	–	–
Other Observations	Small portion of Kalwall system is to close to the low roof and could cause water entry issue from snow build up.	Recommend raising the sills of the Kalwall unit to a minimum of 18" above the finish roof surface.	3	ESL	L
	Low roof by loading dock has been, and still is, a problem by being to low and allowing kids easy access to the roof.	Install an anti-climbing device along the roof edge along the loading dock stairs. Devices like "Climb Prevention Rollers" are recommended.	0	OB	I
Skylights					
Type (unit or glazed)	24"x48" fixed units over cafetorium roof in good condition	No Action Required	3	ESL	N/A
Glazing Type	Clear polycarbonate in good condition	No Action Required	3	ESL	N/A
Curbs	raised 6" curbs wrapped in EPDM flashing in good	No Action Required	3	ESL	N/A
Gutters and Downspouts	None				
Exterior Stairs and Ladders					
Locations and Materials	A mix of concrete stairs and concrete stairs with recessed metal nosing.	Recommend repairing damaged concrete stairs and replacing / providing recessed metal stair nosing.	2	END	S
		Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Concrete ADA ramp. Handrail mounted to ramp has come loose	Replace handrail mounted to ramp	2	ESL	S
Areaways	None				
Decorative Items or Features	None				
Other Observations					
Pests (Wasps, Bees, Bird Nests)					
Other Observations	(3) window mounted AC units mounted in plywood backing	Remove AC units and infill opening with insulated window to match other windows in Kalwall unit.	2	OB	S
	(2) interior courtyards are not accessible	Recommend providing accessible ramp to each courtyard	3	ESL	L

BUILDING INTERIOR					
General Notes					
Interior wall base finish material	Resilient rubber base is in fair condition and should be replaced in 11-20 years	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	3	ESL	L
Main Entrance / Main Lobby					
Floor & Base Finish Materials	VCT with resilient rubber wall base. VCT tile are failing along the main entrance doors.	Replace VCT floor tile with low grade walk-off mat as described below. Schedule work with secured entrance renovation and walk-off upgrade	3	ESL	S
Entrance Mats	(3) large lay down walk-off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby. Schedule work with secured entry vestibule renovation	3	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted gyp and exposed brick masonry in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x2 ACT in good condition	Recommend replacing 2x2 ACT ceiling system complete.	3	ESL	L
Video/Intercom to Main Office	Buzz-in entry to main lobby	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack boards and movable tack able display walls	No Action Required	3	ESL	N/A
Display Cases	Pin-up wall, not enclosed	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Door Configuration (Vestibule?)	No secured entrance or vestibule.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	OB	L
Door Access Control (FOB / Prox Card)	None	No Action Required	–	–	–
Door Hardware	Compliant push/pull hardware with crash bars, aluminum.	No Action Required	3	ESL	N/A
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Corridors					
Floor & Base Finish Materials	VCT with resilient rubber wall base and ceramic wall tile base in areas with ceramic wall tile	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP, Painted CMU, and ceramic wall tile up to 60" with painted gyp above.	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Lockers	Double tier metal lockers, vented, and ADA compliant. Lockers are in fair condition	Recommend replacing lockers with new double tier painted metal vented lockers	3	ESL	S
Transoms and Borrowed Lights	Painted hollow metal frames with wire safety glass	No Action Required	3	ESL	N/A
Apparent Rated Corridor Construction	It is likely the existing construction provides a minimum of 1HR rating. Corridors are sprinkled and doors opening into corridors have closers.	No Action Required	-	-	-
Doors opening into Corridors (rating, closers, hold opens, swing, widths)	Most doors opening into corridors have closers but no hold opens (wood stops are used). Swings and widths are compliant.	Remove wood stops and provided hold opens at doors that are intended to remain open	0	OB	S
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Swings and widths are compliant. Cross corridor doors are provided to create a compartmentalized configuration.	No Action Required	3	ESL	N/A
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	I

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Drinking Fountains	ADA compliant fountains located in corridors	No Action Required	3	ESL	N/A
Interior Signage					
Materials	Plastic	No Action Required	3	ESL	N/A
At Code Required Locations?	Signs appear to be in code compliant locations consistently	No Action Required	–	–	–
Accessibility Compliance	Signs appear to be ADA compliant	No Action Required	–	–	–
Stairs and Exits					
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace damaged floor tile (isolated areas around floor catches at doors).	1	END	I
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	Painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Painted GYP under stair landings and stringers	Recommend replacing with new 2x4 ACT ceiling complete. Repaint GYP ceilings.	2	ESL	L
Tread & Riser Height Uniformity and Nosing Compliance	Treads and risers are compliant. Slip resistant resilient stair tread and painted metal risers. All in good condition	No Action Required	3	ESL	N/A
Guardrails (height, sphere)	Painted CMU walls act as guardrails, compliant height and good condition.	No Action Required	3	ESL	N/A
Handrails (height, extensions, profile)	Painted round metal handrails in fair condition. Heights, extensions, and profile are all compliant.	Recommend repainting handrails as part of standard maintenance practice	2	ESL	S
Landing Clearances	Compliant	No Action Required	–	–	–
Minimum Headroom	Compliant	No Action Required	–	–	–
Presence of Storage Beneath Stairs	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames.	No Action Required	3	ESL	N/A
Door Hardware	Compliant push/pull hardware with crash bars, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Elevators and Lifts					

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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Elevator Finish Materials	Carpet floor, plastic laminate panel walls in cab. Walls are protected by fabric blankets, which are suspended at the cab perimeter. Illuminated polycarbonate mesh grid ceiling panels. Steel floor base. Door and frame materials are painted HM. All are in fair condition.	No Action Required	3	ESL	N/A
Cab Size (Gurney)	4'-3" x 6'-8" clear cab width and length	No Action Required	–	–	–
Weight Capacity	2,500 LBS	No Action Required	–	–	–
Number of Stops	Two	No Action Required	–	–	–
Chairlift (finish materials, platform size, clearances)	None	No Action Required	–	–	–
Kindergarten Classrooms	None				
Kindergarten Toilet Rooms	None				
General Purpose Classrooms					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L
		Recommend replacing wall base in all classrooms, schedule wall base replacement with carpet replacement	3	ESL	L
Wall Finish Materials	A mix of painted GYP, painted CMU, and some classrooms have operable partitions in fair condition (some used frequently and some not used at all)	Recommend replacing operable wall finishes with white board finish.	3	ESL	S
Wall Finish Materials		Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	OB	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer and painted metal doors with painted hollow metal frames. A mix of flush, half glazed, and full glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass. Doors are in fair condition	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Science Classrooms					
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor with new VCT	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU with a few classrooms that have operable wall partitions.	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	A mix of plastic laminate w/ science counter tops and a variety of plastic laminate, metal, and wood casework.	Recommend replacing all casework in science labs to match the plastic laminate casework with "science tops" in the labs on the second floor	3	ESL	N/A
Lab Benches	A mix of classrooms with "science top" lab benches and classrooms with workstations that are student desks with chairs	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Emergency Shower and Eyewash	A mix of science classrooms with eye wash and showers, and classrooms with no shower or eye wash.	No Action Required	3	ESL	N/A
Fume Hoods	None	No Action Required	–	–	–
Sinks (ADA compliance)	Stainless steel counter mounted sink, varying quantities in each classroom. Each classroom had one ADA compliant sink with the exception of one classroom. Sinks had stainless steel goose neck faucets. All in good condition	Recommend providing ADA compliant sink in the one remaining classroom.	N/A	OB	L
Gas Service and Emergency Shutoffs	No gas services. Electrical emergency shut offs provided	No Action Required	3	ESL	N/A
Non-potable Water Service	None	No Action Required	–	–	–
Compressed Air	None	No Action Required	–	–	–
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	OB	S
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer and painted metal doors with painted hollow metal frames. A mix of flush, half glazed, and full glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass. Doors are in fair condition	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Science Prep Rooms					
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor.	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU with a few classrooms that have operable wall partitions.	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	Solid wood casework in fair condition	No Action Required	3	ESL	N/A
Chemical Storage	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame. Half glazed door in fair condition.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	compliant	No Action Required	–	–	–
Life Science (Home Ec.)					
Floor & Base Finish Materials	VCT with resilient rubber wall base	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU with a few classrooms that have operable wall partitions.	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	Plastic laminate casework in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack boards and white boards	No Action Required	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer and painted metal doors with painted hollow metal frames. A mix of flush, half glazed, and full glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Art Classrooms					
Floor & Base Finish Materials	VCT with resilient rubber wall base. Floor shows areas of previous patch jobs. Base is in fair condition	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and condition.	2	ESL	S
Floor & Base Finish Materials		Recommend replacing wall base, schedule wall base replacement with VCT replacement	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	Chalk board, tack board, and white board	Replace chalk board with white board	1	OB	S
Sinks (ADA compliance)	(2) stainless steel counter mounted sink, one at ADA height with correct knee clearance.	No Action Required	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projector and smart board	No Action Required	3	ESL	N/A
Kilns	Yes, in a separate enclosed area.	No Action Required	3	ESL	N/A
Dark Room	None	No Action Required	–	–	–
Pottery Wheels / Other	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of wood veneer and painted metal doors with painted hollow metal frames. A mix of flush, half glazed, and full glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Other Observations	Wood top, metal base work stations (4) are heavily worn and beat up.	Recommend replacing work stations with new work stations of better quality material	2	END	S
Technology Classrooms					
Floor & Base Finish Materials	VCT with resilient rubber base. Base is in fair condition	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	Plastic laminate casework in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack board and white board	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector and smart board	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer and painted metal doors with painted hollow metal frames. A mix of flush, half glazed, and full glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	Door off of corridor has clearance issues due to table and chairs being within required clear access of door	Remove items away from door to provide required clear access at door	1	OB	I
Special Education Classrooms					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	Tack boards and white boards. White boards are older and shown stain from markers that wont erase easily.	Recommend replacing white boards	2	ESL	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector and smart board	No Action Required	3	ESL	N/A

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	A mix of wood veneer and painted metal doors with painted hollow metal frames. Half glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Cafetorium					
Floor & Base Finish Materials	Resilient athletic flooring with resilient rubber wall base. Painted gaming lines on floor in fair condition.	Recommend replacing resilient wall base.	3	ESL	L
		Recommend repainting gaming lines.	2	ESL	S
Wall Finish Materials	Painted brick and painted CMU. Wood veneer accent panels below overhead coiling doors at kitchen serving line.	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	Painted exposed structure with painted tectum deck, all in good condition	No Action Required	3	ESL	N/A
Seating Area Layout (flat, sloped, aisles)	Flat open seating area, no designated seating layout	No Action Required	–	–	–
Seating Type	No fixed seating area	No Action Required	–	–	–
Acoustical Treatments	Painted tectum deck on wall opposite stage, above overhead doors at kitchen serving line. Painted tectum deck at roof. All tectum deck is in good condition	No Action Required	3	ESL	N/A
AV Systems	Wall mounted TV and wall mounted speakers above stage	No Action Required	3	ESL	N/A
Assistive Listening	None	No Action Required	–	–	–
Wall Pads	Wall pads located at walls below backstops in good shape.	No Action Required	3	ESL	N/A
Drinking Fountains	None	No Action Required	–	–	–
Backstops (quantity, mounting type, manual/motorized)	(2) ceiling mounted backstops, fixed, in fair condition (dated)	Recommend replacing backstops.	3	ESL	L
Scoreboard and Time Clocks	(1) electric score board in good condition	No Action Required	3	ESL	N/A
Bleachers	None	No Action Required	–	–	–
Dividing Curtains	None	No Action Required	–	–	–
Rock Climbing Wall	None	No Action Required	–	–	–
Climbing Ropes	None	No Action Required	–	–	–

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. All glazing in gym area is wired safety glass.	Metal doors and hollow metal frames need to be repainted	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Performing Arts - Stage					
Floor & Base Finish Materials	VCT with resilient rubber wall base	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	Painted CMU and operable partition with acoustic treatment. Operable wall separates stage from auditorium to allow for band and chorus practice.	Recommend replacing operable wall finishes with acoustic fabric finish.	3	ESL	S
		Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	Exposed painted structure with painted tectum deck	No Action Required	3	ESL	N/A
Acoustical Treatments	Painted tectum deck at the ceiling and acoustical treatment on operable wall	No Action Required	3	ESL	N/A
Theatrical Lighting	Minimal, single row of incandescent lights	Recommend providing functional theatrical lights.	0	OB	L
Stage Curtains (fire, proscenium, back of house)	Two (2) curtains: (1) stage curtain in good shape and (1) back of house curtain in good shape.	No Action Required	3	ESL	N/A
Rigging	None	No Action Required	–	–	–
Stage Accessibility	Accessible via ramp through backstage	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Performing Arts - Music Rooms					
Floor & Base Finish Materials	A mix of broadloom carpet and rubber slip-resistant ramp finish with resilient rubber wall base	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted CMU and painted GYP	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Acoustical Treatments	None	No Action Required	–	–	–
Casework	Plastic laminate casework in good condition (dated)	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	A mix of white boards, tack boards, and pull down screen all in good condition	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	stainless steel counter mounted sink, ADA compliant.	No Action Required	3	ESL	N/A
AV and Interactive Systems	ceiling mounted projector	No Action Required	3	ESL	N/A
Assistive Listening	None	No Action Required	–	–	–
Practice Rooms	Yes, currently only used for storage	Recommend providing an adequately sized storage room in future renovations to allow practice rooms to be used as intended.	N/A	OB	L
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other Observations	Paint on metal guardrail and handrail at ramp is failing in several areas.	Remove failing paint and re-paint railings complete	2	ESL	S
Library / Media Center					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Stacks	Metal stacks, a little dated but in good condition	No Action Required	3	ESL	N/A
Carrels	None	No Action Required	–	–	–
Shelves	Metal shelves, a little dated but in good condition	No Action Required	3	ESL	N/A
Circulation Desk	Plastic laminate / wood veneer circulation desk in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack boards, white boards, wall mounted TV (2), projector screen	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	ADA compliant restroom located in Library. Finishes are in good condition	No Action Required	3	ESL	N/A
Workroom / Staff Areas	Separate work room located behind circulation desk. In own enclosed area in good condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projector, smart board, visual media equipment	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. A mix of flush, half glazed, and full glazed doors all in fair condition. Painted hollow metal borrowed lites with clear glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Gymnasium					
Floor & Base Finish Materials	Clear finish wood floor with vented cove base. Floor is old but well maintained.	Continue maintaining wood floor as part of standard maintenance practice	3	ESL	N/A
Wall Finish Materials	Painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	Painted exposed steel and roof deck in good shape	No Action Required	3	ESL	N/A
Wall Pads	Wall pads located at walls below backstops in good shape.	Recommend adding more wall pads at wall behind backstop in front of equipment storage room.	3	ESL	L
Acoustical Treatments	Painted tectum panels hi up on wall behind backstops in good condition.	Recommend re-painting all tectum panels	3	ESL	L
Drinking Fountains	None	No Action Required	–	–	–
Backstops (quantity, mounting type, manual/motorized)	(2) ceiling mounted / motorized, newer and in good condition (4) ceiling	No Action Required	3	ESL	N/A
Scoreboard and Time Clocks	(1) electric score board in good condition	No Action Required	3	ESL	N/A
Bleachers	Wood telescoping bleachers in good condition and working order	No Action Required	3	ESL	N/A
Dividing Curtains	Dividing curtain, ceiling mounted in good condition	No Action Required	3	ESL	N/A
Rock Climbing Wall	None	No Action Required	–	–	–
Climbing Ropes	None	No Action Required	–	–	–
Visual Display Surfaces	None	No Action Required	–	–	–
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. Borrowed lites in hollow metal frames. All glazing in gym area is wired safety glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	Temporary plywood partition in gym equipment storage room.	Recommend replacing with permanent GYP partition.	2	OB	L
Natatorium	None				
Weight Room / Fitness Room					

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LEGEND					
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	VCT with resilient rubber wall base. Flooring is showing heavy wear and tare but is well maintained.	Recommend replacing with sheet rubber athletic flooring.	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted gyp and painted CMU in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	Painted GYP ceiling in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Mirrors	None	No Action Required	–	–	–
Equipment (FF&E)	Gym equipment varies in age but all in good condition and working order	No Action Required	3	ESL	N/A
Visual Display Surfaces	White boards and tack boards	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames.	No Action Required	3	ESL	N/A
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	1	OB	S
Door Widths and Clearances	compliant	No Action Required	–	–	–
Locker Rooms					
Floor & Base Finish Materials	Epoxy painted concrete floor with resilient rubber wall base	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	Painted CMU in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	Painted GWB / plaster with isolated areas of damage or failing paint.	Repaint, patch, sand, and paint isolated areas of ceiling damage and failing paint (specifically above shower stalls).	2	ESL	S
Lockers (Material, Vented, ADA)	Double tier metal lockers, vented, and ADA compliant	No Action Required	3	ESL	N/A
Shower Configuration (Gang, Stalls)	CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition.	Clean shower stall bases of all residue and stain as part of standard maintenance practice	2	ESL	I
Level of Privacy	Moderate level of privacy. Semi private showers (curtains) but no private changing area directly in front of showers.	Recommend providing private changing / drying areas directly in front of shower stalls	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Plumbing Fixtures	The water closets are floor mounted vitreous china with wall mounted censored flush valves. Lavatories are a mix of wall hung vitreous china and semi-circle hand wash fountain Urinals are wall hung vitreous china with manually operated flush valves. Stainless steel wall mounted shower head and controls.	No Action Required	3	ESL	N/A
Changing Area (Private or Open)	Open changing area with wood locker benches	Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas.	0	OB	I
Level of Privacy	None, no separate private changing areas.	See above for recommended action	0	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Locker rooms and shower areas are ADA compliant	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors and half glass (coaches office). Borrowed lites in hollow metal frames. All glazing in gym area is wired safety glass.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Locker Area Toilet Rooms					
Floor & Base Finish Materials	See notes under "Locker Rooms" for complete information				
Wall Finish Materials					
Ceiling Finish Materials					
Plumbing Fixtures					
Toilet Partitions	Enamel painted metal stalls in good condition	No Action Required	3	ESL	N/A
Mirrors	Wall mounted mirrors	No Action Required	3	ESL	N/A
Accessories	Yes, ADA compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	See notes under "Locker Rooms" for complete information				
Door Hardware					
Door Widths and Clearances					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	Epoxy floor with resilient rubber wall base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU and painted brick	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	Painted GYP / plaster ceiling and areas of 2x4 ACT in fair condition.	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Overhead or Counter Doors	Coiling over head aluminum counter doors in good condition	No Action Required	3	ESL	N/A
Serving Line Circulation Pattern	Line circulation. Served from kitchen side, received from cafetorium side.	No Action Required	3	ESL	N/A
Food Service Equipment	Line circulation. Served from kitchen side, received from cafetorium side.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. All doors in kitchen area are flush. Paint is peeling and failing in most areas.	Recommend replacing metal doors and hollow metal frames with wood veneer doors in painted hollow metal frames.	2	ESL	S
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Repair, patch, sand, and paint GYP wall finish in teachers work room 225 on the second floor.	2	ESL	I
		Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	Plastic laminate in varying condition (dated). Casework located in admin suite is in good condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	Marker boards and tack boards in good condition	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	A mix of no sinks at all, ADA compliant sinks in attached rest rooms (see notes under "staff toilets"), and stainless steel counter mounted ADA sink in plastic laminate	See above for description of recommended actions and quantities	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Workstations (FF&E)	A mix of wood and laminate FFE workstations in varying finishes and condition	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Nurse and Health					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	VCT with resilient rubber wall base	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	Plastic laminate in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	None	No Action Required	–	–	–
Sinks (ADA compliance)	ADA compliant sink	No Action Required	3	ESL	N/A
Privacy Curtains (no. of rest areas)	1 room with privacy curtain in good condition. The room does not have a cot or offer a lay down area.	Recommend providing a cot / lay down area	0	OB	I
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	Door swing interferes with seating area	Recommend reconfiguring the furniture in the space to provide the required clear access at door into Nurses suite.	1	OB	I
Other Observations	Restroom in nurses suite is non-ADA due to size and missing grab bars.	Recommend providing an ADA compliant bathroom in the nurses suite.	0	OB	I
Administration Office Area					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Repair, patch, sand, and paint GYP wall finish in teachers work room 225 on the second floor. Recommend re-painting as part of standard maintenance practice	2	ESL	I
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Casework	A mix of plastic laminate and wood veneer in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	A mix of tack boards and white boards in varying condition and finishes	No Action Required	3	ESL	N/A
Reception / Waiting (location, no. of seats)	Waiting area with two (2) seats located right at the main entrance of the school	No Action Required	3	ESL	N/A
Conference Room	Conference room area but does not appear to be currently used as a conference room	Recommend renovating / reconfiguring portion of main office suit to accommodate conference room.	0	OB	L
Workstations (FF&E)	A mix of wood and laminate FFE workstations in varying finishes and condition	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. Borrowed lites in hollow metal frames. All glazing in gym area is wired safety glass.	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic floor tile with no base in fair condition. A few areas of patched or missing floor tile. Each bathroom appears to have an area where a water closet was removed and a fastened cover plate was installed over the exposed plumbing line. One bathroom had the cover	Recommend replacing floor finish with porcelain tile and providing porcelain tile wall base.	2	END	S
		Areas where the fastened cover plate was installed at removed water closet (specifically the one that was missing) should be infilled and patched in to match floor finish).	1	OB	I
Wall Finish Materials	Glazed block CMU in poor condition. Several areas of chipped finish, patch jobs, and cracked glazing. Wall finish approaching end of life	Add ceramic tile wainscoting covering broken glazed block	2	END	S
Ceiling Finish Materials	2x4 ACT with several water stains and visible sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Toilet Partitions	Enamel paint metal partitions in fair condition	Recommend replacing toilet partition with new metal partitions painted with enamel paint.	3	ESL	L
Plumbing Fixtures	The water closets are floor mounted vitreous china with wall mounted censored flush valves. Lavatories are a mix of wall hung vitreous china and semi-	No Action Required	3	ESL	N/A
Mirrors	None	No Action Required	–	–	–
Accessories	Yes, ADA compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Staff Toilets					
Floor & Base Finish Materials	VCT with resilient rubber wall base wall base	Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	A mix of painted GYP and painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	S
Toilet Partitions	None	No Action Required	–	–	–
Plumbing Fixtures	The water closets are floor mounted vitreous china with a mix of manually operated and censored flush valves. Lavatories are wall hung vitreous china in good condition. ADA compliant fixtures	No Action Required	3	ESL	N/A
Mirrors	Yes, wall mounted over lavatories	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Accessories	Yes, ADA compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture	ADA compliant	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Mechanical and Service Spaces					
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace VCT floor.	3	ESL	L
		Recommend replacing resilient wall base.	3	ESL	L
Wall Finish Materials	Painted CMU	Recommend re-painting as part of standard maintenance practice	3	ESL	S
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling complete.	3	ESL	L
Sinks	ADA compliant wall mounted sink and floor mounted mop sink. Both in good condition	No Action Required	3	ESL	N/A
Tool and Supply Storage	Shelf storage, no separate tool storage area.	Recommend providing separate tool storage.	N/A	OB	L
Equipment Housekeeping Pads	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer with painted hollow metal frame.	No Action Required	3	ESL	N/A
Door Hardware	Compliant hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–

FOOD SERVICE					
Floor Finish & Base Materials	See Kitchen notes for complete information				
Wall Finish Materials					
Ceiling Finish Materials					
Serving Line					
Food Service Equipment					
Exhaust Hood	Exhaust fume hood in good condition	No Action Required	3	ESL	N/A
Walk-In Units	Walk-in-units in good condition	No Action Required	3	ESL	N/A
Overhead or Counter Doors	See Kitchen notes for complete information				
Serving Line Circulation Pattern					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Floor Sink in separate area	Located in custodial room	No Action Required	3	ESL	N/A
3-pot sink	3-pot sink in good condition	No Action Required	3	ESL	N/A
Hand wash sinks	Hand wash sinks in good condition	No Action Required	3	ESL	N/A
Other Observations	No separate ADA bathroom for kitchen staff	Recommend providing ADA bathroom for kitchen staff.	N/A	OB	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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	No separate ADA locker area for the kitchen staff	Recommend providing ADA locker room / area for kitchen staff.	N/A	OB	L

FIRE PROTECTION					
Fire Service	Municipal 6"				
Type of Sprinkler System	NFPA 13 wet system (?)				
Cross Connection Prevention	Yes RPZ	Maintenance	3	ESL	L
Sprinklers	Pendant and upright		3	ESL	L
Special Systems					
Fire Department Connection	Yes				
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municiple				
Cold Water System	Backflow protection	Maintenance	3	ESL	L
Hot Water System	Electric 40 gal.	Maintenance	3	ESL	S
Domestic distribution piping	Copper pping lead solder (1950s)	Copper system beyond service life--replace	2	END	L
Sanitary Waste and Vent System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life--replace.	2	END	L
Storm Drain System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life	2	END	L
Plumbing Fixtures	Some updated w/low flow need to complete	No Action Required	3	END	L
Drinking Fountains / Water Coolers	ADA water cooler w/bottle fill	No Action Required	3	ESL	S
Natural Gas	Yes at boiler room				
Kitchen Gas Service & Shut-Offs	Yes				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Nat gas				
Heating Plant	(2) Burnham Industrial 5,021 MBH Gross Output steam boilers, 1991 est. mfg. Provides steam to Lyseth; steam and hot water to Moore. The HX and original pumps were installed during the 96 renovation. Condensate return pumps are in good condition. Boiler feed system appears older than the 96 renovation date.	Convert boiler plant from steam to hot water.	1	END	S
Air Conditioning (Yes/No/Limited)	No				
Cooling Plant	NA				
Air Handling Unit Systems (1996 Addition)	Roof top H&V units 1996 mfg. Assumed 5,000 cfm. Each: (2) units 1996 class wing addition, (1) café, (1) gym.	Units are nearing their usefull service life (5 years left) Replace in kind.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Pumps	7 1/2 hp hot water pumps to the building were replaced in 2012.	The expected service life of a base mount pump is 25 years. Add (2) 150 gpm pumps w/VFDs to serve orignal building at time of steam to HW conversion. Replace exisiting (2) 7 1/2 HP pumps with VFD pumps.	3	ESL	S
Terminal Unit Systems Heating	Convective heating units and CUHs are mostly HW units.	CUHs and convective units at end of expected service life of 20 years- replace units.	2	END	S
Terminal Unit Systems Classes (Addtion 1996)	Reheat duct coils serving classrooms from H&V rooftop unit.	Reheat duct coils are at the end of their expected service life. Replace coils in kind.	2	END	S
Terminal Unit Systems Unit ventilators (original building side)	Floor mount (steam) and ducted (HW) unitventilators are end of expected service life of 20 years.	New rooftop ERU units with HW coils to provide classroom ventilation. Install system at time of steam to HW conversion. Assume (4) 2,500 cfm units. Install fintube to classrooms for heating.	2	END	S
Exhaust Systems	Roof top toilet power exhausters and unit ventilators relief hoods	Nearing end of service life--remove and incorporate as part of the new ERU ventilation at time of steam to HW conversion.	2	END	S
Piping System (HW for 1996 Reno)	Piping mains were replaced in 2012 due to victaulic fitting failure.	No Acrtion Required for recently replaced mains. Replace copper runouts to coils.	3	ESL	L
Piping System (Steam original Bldg)	Steam piping is original to the 1950's buildings. This piping is beyond is expected service life of 30 years.	Replace steam piping with HW piping system at time of steam to HW conversion.	2	END	S
Automatic Temperature Controls	Vintage pneuymatics and some DDC electric.	Pneumatics are end of service life- replace complete system for original building and 1996 addition at time of steam to HW conversion.	2	END	S
Natatorium Systems	NA				

ELECTRICAL					
Service	Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Update to padmount transformer. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	OB	S
Wiring	Building wire in surface wireway.				
Equipment	(1) 1995 vintage 800A panelboard and (1) 1960 vintage switchboard	Update to a single switchboard as part of service upgrade	2	END	S
Rating	(2) @ 800A 208/120V each				
Distribution System					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Panels	Mix of 1960 vintage and 1995 vintage panelboards	Replace 1960 vintage panelboards. All panels will reach the end of their anticipated useful lives within 10 years.	2	END	S
Motor Controls					
Wiring	Building wire in conduit		3	ESL	
Branch Circuits	Receptacles appear to be located appropriately for the current program. Some receptacles located near sinks science rooms do not include GFCI protection.	Provide GFCI protection for receptacles in accordance with current code.	2	ESL	I
Site Lighting (type & material)	Pole-mounted lights are leased from the utility company.				
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured.	Repair or replace fixtures that are not properly secured. All fixtures will reach the end of their anticipated useful lives within 20 years	2	ESL	I/L
Interior Lighting					
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	S
Offices	Recessed fluoresent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	S
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Assembly					
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Emergency Power	N/A				
Life Safety					
Fire Alarm	1980's vintage conventional zoned FCI control panel. Occupant notification has been update to comply with ADA requirements in approximately 1/3 of the building, but remaining areas do not comply with current standards.	Udate to fully addressable system.	1	OB	I
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S
Lightning Protection	N/A				
Intercom/Paging System	A TOA 900 series amplifier powers paging speakers. System is integrated with VOIP phone system, which is utilized for intercom.		3	ESL	
Phone System (& Service)	Cisco VOIP phone system		3		

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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Clock System	The school is equipped with a 1995 vintage Dukane master clockA network-connected programmable elay operates program bells and resets clocks.	The master clock system is functional but obsolete. Battery clocks can be utilized when system clocks fail	3	OB	
Cable (& Service)					
Data System (& Service)	MDF and IDF's are located in racks in rooms dedicated to that function. The cable plant is fairly new and in good condition		3	ESL	
WIFI	Available throughout				
Technology / AV Systems (Classrooms)	All classrooms are equipped with projectors. (5) rooms are equipped with interactive white boards		3	ESL	
Technology / AV Systems (Classrooms)	All classrooms are equipped with projectors. (5) rooms are equipped with interactive white boards		3	ESL	

SECURITY					
Secure Entry Vestibule	None	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	OB	L
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Yes, via key carried by all teachers. Basically all spaces off of corridors.	No Action Required	–	–	–
Sightlines between Main Entry and Main Office	Strong sightlines between main entry and main office but not a secured entry at all.	Recommend providing vestibule that meets energy code requirements and provides a secured entrance to the school in future renovations	3	OB	L
Intrusion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years.	3	ESL	L
Security Camera System	POE cameras connected to district DVR servers, which are located at PATHS	Add exterior cameras to cover the outdoor area at the west side of the building north of the gym	2	ESL	S
Web-based? (Police Access?)	Web based, but not accessed directly by police.				
Exterior Coverage (Playgrounds, Site)	Most exterior areas are covered, but additional cameras are needed on the west side of the building to the north of the gym				
Entrances	Main entrance and other entrances into the building	No Action Required	–	–	–
Exterior Emergency Doors	covered from the exterior	No Action Required	–	–	–
Interior (Corridors, Common Areas)					

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Digital Video Recording (DVR) System	None	No Action Required	–	–	–
Door Access Control	Keypad buzz-in entry system at the main entrance	No Action Required	–	–	–
Exterior Door Monitoring	Aiphone video intercom between main entrance and main office.		3	ESL	
Procedures	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Evacuation	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Lockdown	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Lockout	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in - visitor badge	No Action Required	–	–	–


CASCO BAY AND PORTLAND ARTS AND TECHNICAL HIGH SCHOOL

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
GENERAL BUILDING DATA					
Address:	196 Allen Ave, Portland, ME 04103				
Grade Levels:	9 thru 12				
Number of Students:	900				
Number of Faculty and Staff:	125				
Original Construction Date:	1975				
Date of Addition(s):	N/A				
Building Age:	41 years				
Building Footprint (SF):	77,000 SF				
Number of Stories:	3				
Building Area (GSF):	237,000 SF				
Total Site Area (Acres):	30.3039 (Not including Villa Paper Street lots)				
Zoning Designation:	R3 Residential/R5 Residential				

SITE					
Parking					
General Layout Description	Observed a need for pedestrian safe passage in lot. Observed students parking in limited parking. ADA spaces don't have passage. Observed low lying OHE along East side of site. Observed parents parking in bus drop-off. No lighting.	Paint crosswalks and install signs in parking lot. Relocate/raise OHE. Install lighting in parking lot.	2	ESL	I
Paving Materials	Bituminous Asphalt - Poor in parking areas, at loading docks and along east access roadway.	Mill and overlay bituminous in poor condition.	2	END	I
Curbing Materials & Wheel Stops	Concrete curb poor condition at parking lot, no wheel stops at door to school maintenance, 	Replace/repair curb where needed. Install wheel stops at parking adjacent to building near maintenance entrance.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Number of Spaces (Regular & ADA)	2 front - 9' aisle, paint & stop 2 front signed, no paint 1 signed& paint	Paint ADA spaces as needed. Maintenance area could use defined parking area.	2	ESL	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Good, White	No Action Required	3	ESL	N/A
Accessible Parking Signage	Sign on each	No Action Required	3	ESL	N/A
Vehicular Drop-Off & Pick-Up Areas					
Locations	Front	No Action Required	3	ESL	N/A
Car & Bus Separations	Good, bus only loop, ADA ramp not compliant	No Action Required	3	ESL	N/A
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Good - observed students entering parking lot fast. Observed material storage intruding walkway. 	Recommend defined material storage with screening.	0	OB	I
Traffic Markings & Traffic Signage	Good	No Action Required	3	ESL	N/A
Walkway Materials	Concrete - Good, Bituminous - poor at front 	Overlay walks around front of school.	2	ESL	S


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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curb Cuts & Detectable Warning Strips	Truncated domes observed.	Truncated dome panel to be parged.	2	ESL	I
					
Pedestrian Ramp Location & Materials	Ramp at bus loop not ADA compliant.	Adjust grades to allowable ADA slopes.	2	ESL	I
DOT School Zone Markings/Signage at Street	No School Zone signs on Allen Avenue.	Install School Zone signs on Allen Avenue	0	OB	I
Fire Department Access					
Locations	Access around sides and back. No front access.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	3/4	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Poor pavement at drive to maintenance/loading area. Curb and Drainage recommended	Replace pavement drive to maintenance area. Install curbing and catch basins.	2	ESL	I
					
Loading Dock or Leveler	Plenty of circulation	No Action Required	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 each - 8 yd solid, 2 yd solid, 4 yd solid 1- 6 yd recycle Not screened, spread out	Relocate/localize dumpsters. Install screening.	2	ESL	I
Fencing					
Locations & Materials	None	No Action Required	3	ESL	N/A
Site Topography					
Characteristics	Rolling, good	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations, Types and Densities	Brick detail at tree wells	No Action Required	3	ESL	N/A
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Good, well maintained.	No Action Required	3	ESL	N/A
In-Site Renewable Energy Resources					
Site Furniture & Accessories					
Types, Locations, Materials	Observed lunch trays/ trash in courtyard	Trash & Recycling receptacles needed at courtyard.	0	OB	I
Bicycle Racks	None observed.	Install bike rack(s).	0	OB	I
Flagpoles	2 at front courtyard	No Action Required	3	ESL	N/A
Site Drainage					
Ponding	No ponding observed. Erosion of the rear access drive to the maintenance area.	Install curbing and catch basins along rear access drive.	2	ESL	I
Catch Basins	Limited, basin at south east corner of student parking filled/not found.	Inventory catch basins and clean where necessary. Clean basin at front in grass and replace with beehive cover.	1	ESL	I
					
Bio-Retention Area	1 at rear near green house, good shape	No Action Required	3	ESL	N/A
Irrigation System	None	No Action Required	-	-	-
Other Observations	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Building Signage					
Location and Materials	Brick sign at Allen Avenue.	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Analysis not performed as part of this evaluation.	No Action Required	-	-	-
Foundations / Drainage	Frost protected, shallow foundations.	No Action Required	3	ESL	-
First Floor Construction	Concrete slab on grade	No Action Required	3	ESL	-
Second/Third Floor Construction	At Building A, concrete slab on form deck spanning to bar joists and structural steel frame. At Building B, concrete slab on cellular deck, spanning to gypsum encased steel beams and columns. At Building B mezzanines, concrete slab on metal deck supported by cantilevered, hung and/or posted framing from main floors.	Some elevated deck corrosion noted at bay door entries to Building B. Recommend monitoring these locations and repair as needed.	3	ESL	-
Roof Construction	At Building A and B, Tectum roof deck spanning to bar joists, with joists supported by structural steel frame. All roofs are EDPM.	It's unlikely roof has capacity to resist snow drifts. However, roof is grandfathered by IEBC and does not require upgrades at this time.	3	ESL	-
Roof Construction		Install clip connections to tie down Tectum roof deck at Building B	2	END	S
Exterior Wall Construction	Brick veneer. Veneer is tied to steel frame at Building A and is tied to CMU walls at Building B.	Replace corroded loose lintels at small openings. At Building A, monitor corroding relieving angles at large openings and major cantilever projections. Repair/replace on case-by-case basis.	2	END	S
Lateral Load Resistance	At Building A, no LFRS was observed. At Building B, LFRS likely provided by exterior CMU walls For both buildings, there is no connectivity between roof deck and walls, so it's unlikely lateral forces can be transferred to walls.	None, system is grandfathered at this time.	0	ESL	-
Fire Resistance	Steel framing is not fire-rated, except for encased steel framing at Building B second floor which may have some level of fire-rating provide by gypsum.				
Expansion Joints	Expansion joints appear to be provided between Buildings A and B.	No Action Required	3	ESL	-
Interior Partitions	Light-framed walls. Walls do not contribute to the LFRS.	No Action Required	3	ESL	-

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Brick masonry veneer in good condition.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L
	Brick masonry at chimney over building B is failing and needs to be replaced.	Rebuild brick chimney over building B complete. Will require new brick masonry, precast cap, and sealant / flashing.	1	END	I
	Corrugated metal panel at penthouses over building B is in poor condition.	Strip paint off of metal panels and repaint with exterior grade paint. Replace rusted panels.	2	ESL	S
Spalling, Staining, Efflorescence	Minor signs of efflorescence at exterior masonry wall along outdoor seating area above main entrance.	Remove areas of brick and precast wall cap where efflorescence is taking place and repair cause of water entry causing efflorescence. Replace with new brick and precast cap to match existing.	2	ESL	L
Weeps	None	No Action Required	–	–	–
Windows					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Frame Materials	Aluminum, original to the building.	Replace all windows with thermally broken painted aluminum windows.	2	OB	S
Glazing Type and Color	single pane - non insulated with film applied to the glazing. Film is failing and delaminating in a few areas	Provide insulated glazing with low-E coating to new aluminum windows as described above.	2	OB	S
Operable Sash Type and Sash Hardware	A mix of operable double hung and fixed	Replace as described above	2	OB	S
Storm Windows and Insect Screens	None	Provide insect screens at all operable windows	0	OB	S
Sills	Painted aluminum, integral with the window system	Replace as described above	2	OB	S
Lintels	steel with coating failure and corrosion	Clean and coat all steel lintels	2	ESL	S
Window Treatment (Shades or Blinds)	A mix of blinds, curtains, and shades in varying conditions and finishes	Consider replacing all window treatment with pull down window shades of consistent finishes.	3	OB	L
Exterior Doors - Main Entrance					
Frame Materials	Aluminum, original to the building.	Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems.	2	OB	S
Glazing Type and Color	single pane - non insulated with film applied to the glazing. Film is failing and delaminating in a few areas	Provide insulated glazing with low-E coating to new aluminum windows as described above.	2	OB	S
Door Widths and Clearances	two double 6"x7" doors with adequate clearances and push pull hardware	See above for recommended action	2	OB	S
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Materials	Aluminum (part of aluminum storefront system) and stand alone metal doors in varying condition.	Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems.	2	OB	S
		Replace all exterior metal doors, including the two double doors in the penthouses (one double door in each penthouse), with thermally broken painted aluminum frame and door	2	ESL	S
Lintels	steel with coating failure and corrosion	Clean and coat all steel lintels	2	ESL	S
Door Widths and Clearances	A mix of double 6"x7" doors and single 3"x7' doors with adequate clearances	No Action Required	3	ESL	N/A
Door Hardware	Push pull hardware with the exception of three doors with non code compliant door knobs; accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	2	OB	S
Overhead or Coiling Doors	A mix of 12'x10', 20'x18', and 12'x14' overhead steel sectional doors with vision panels in good condition	No Action Required	3	ESL	N/A
Fascia, Trim, Soffits & Overhangs					
Materials	Cementitious soffit material in good condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Lintels	steel with coating failure and corrosion. Sealant between lintel and cementitious soffit is failing and needs to be replaced. Sealant material unknown and is varying in age and condition.	Clean and coat all steel lintels. Remove failing sealant and replace with new exterior grade sealant.	2	ESL	S
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all windows and storefronts.	remove and replace all sealant and back rod materials at windows and curtainwalls	1	END	I

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Building Joint Sealant	A mix of older building joint sealant material unknown and is varying in age and condition with newer building joint sealant. Newer sealant is in good condition but isolated areas of old sealant is showing signs of failing.	Consider replacing all of the "older" building joint sealant. Schedule sealant replacement with work needed to replace sealant around windows and curtainwalls	2	ESL	S
Flashing					
Material	metal in good condition	No Action Required	3	ESL	N/A
Condition of joints	good condition	No Action Required	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat w/ tapered insulation in good condition	No Action Required	3	ESL	N/A
Material, Type, Color	EPDM (Black) in good condition	No Action Required	3	ESL	N/A
Age	2006 (10 years)	No Action Required	–	–	–
Roof Edges and Copings	Sheet metal. Unsealed laps in good condition	No Action Required	3	ESL	N/A
Roof Drains (Covers)	Metal roof drains with covers all in good condition	No Action Required	3	ESL	N/A
Condition of Flashings & Transitions	Flashing and transition around chimney above building B is in poor shape	See notes on rebuilding chimney under "masonry"	1	END	I
Walkway Pads	Minimal amount of pads adhered to the roof membrane in good condition	No Action Required	3	ESL	N/A
Skylights	None				
Gutters and Downspouts	None				
Exterior Stairs and Ladders					
Locations and Materials	1 metal roof ladder, 1 metal exterior egress stair at building B, 1 concrete stair at building B. All of varying condition. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Roof ladder: Remove rust and provide new exterior paint finish.	2	ESL	S

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Locations and Materials		Exterior egress stair: Provide missing handrail at masonry wall, provide 2' hand rail extension at currently installed handrail. Recommend replacing stair complete due to heavy amount of rust and corrosion of steel.	1	END	S
Locations and Materials		Concrete stair: Provide new handrails complete with code compliant handrails	0	OB	I
Areaways	None				
Decorative Items or Features	None				
Other Observations	None				

BUILDING INTERIOR					
General Notes					
Interior doors	A mix of wood veneer doors in painted hollow metal frames and painted metal doors in painted hollow metal frames. Wood veneer doors are in good condition. Painted metal doors and hollow metal frames are in poor to fair condition and are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Interior wall base finish material	Resilient rubber base, original to the building. Base is in poor condition and is approaching end of life.	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Temporary Partitions	There are a few areas with temporary partitions that stop at the bottom side of the finish ceilings. These partitions do not offer any acoustic rating and should be replaced.	Replace all temporary wall partitions with full height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.	0	OB	S
Ceiling Finish Materials	2x4 ACT ceilings	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Natural daylight	There are a few isolated areas (both instructional and staff areas) that have limited or no natural light. Instructional areas should be located in areas with access to natural light consistent with current educational standards.	No Action Required	-	-	-
Main Entrance / Main Lobby (same space)					
General		Budget for construction of new entrance, not including items noted below	0		L
Floor & Base Finish Materials	Ceramic tile and ceramic tile wall base in good condition	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Entrance Mats	two 6'x4' recessed walk off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging.	Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	S
Visual Display Surfaces	Tack boards and wall mounted TVs	No Action Required	3	ESL	N/A
Display Cases	Two deep glass display cases; one with wood trim / wood slat walls set into a brick wall and the other with butt glazed glass set into the drywall. Three aluminum framed pedestal display cases with glass and infill panels. All are in good condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	-	-	-
Video/Intercom to Main Office	Doorbell / Buzz in entry system	No Action Required	3	ESL	NA
Door Configuration (Vestibule?)	Just exterior doors, no secured vestibule area	Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite.	0	OB	L
Door Access Control (FOB / Prox Card)	None	No Action Required	-	-	-
Door Hardware	Compliant egress hardware, aluminum	No Action Required	3	ESL	N/A
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Corridors					
Floor & Base Finish Materials	Ceramic tile and ceramic tile wall base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging.	Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	S
Lockers	None in corridors	No Action Required	-	-	-
Transoms and Borrowed Lights	Hollow metal frames with single pane clear glass in good condition	No Action Required	3	ESL	N/A

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Apparent Rated Corridor Construction	It is likely the existing construction provides a minimum of 1HR rating. Corridors are sprinkled and doors opening into corridors have closers.	No Action Required	–	–	–
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers / No hold-opens / mix of flush doors and half glazed doors with safety glazing	Provide hold opens for all doors with closers to eliminate the need for wood floor stops	3	ESL	L
Doors within Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers / No hold-opens / mix of flush doors and half glazed doors with safety glazing	Provide hold opens for all doors with closers to eliminate the need for wood floor stops	3	ESL	L
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	I
Drinking Fountains	ADA compliant fountains, with water bottle filling unit, on each floor. Non-ADA compliant fountains in lab areas of building B	Provide ADA compliant fountains on each level of building B	0	OB	S
Interior Signage					
Materials	A mix of paper and metal	Provide consistent code compliant signage throughout the entire building	0	OB	I
At Code Required Locations?	Signs are not mounted at code required locations. Most are mounted up high on doors.	Provide consistent code compliant signage throughout the entire building	0	OB	I
Accessibility Compliance	Most room sign tags are not compliant in size, material, character and location.	Provide signage to comply with character proportion, height, raised, brailled characters and pictorial symbol sign requirements (MAAB).	0	OB	I
Stairs and Exits					
Floor & Base Finish Materials	A mix of VCT and rubber tread finish with resilient wall base	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP, painted CMU, and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT and painted GYP at underside of stairs	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser height is compliant. Painted metal tread pan risers are rusting and causing the paint to fail in some areas, specifically in building B	Building B: Remove rust and repair stair risers. Provide a new coat of finish paint complete.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Guardrails (height, sphere)	Height is compliant. Rails are painted metal round pipe. Paint is worn off the rail in most locations	Remove paint from rails and provide new painted finish complete	2	ESL	S
Handrails (height, extensions, profile)	Height is compliant. Rails are painted metal round pipe. Paint is worn off the rail in most locations	Remove paint from rails and provide new painted finish complete	2	ESL	S
Landing Clearances	Compliant	No Action Required	–	–	–
Minimum Headroom	Compliant	No Action Required	–	–	–
Presence of Storage Beneath Stairs	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted hollow metal doors with hollow metal frames. Some stairwells are open to the corridors with no doors.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Elevators and Lifts					
Elevator Finish Materials	All finishes of elevator cab, frame, and door are in poor condition and should be replaced or refinished. Plastic laminate panel wall finish, raised profile rubber flooring, painted frame and door, and stainless steel control panel	Replace all finishes complete; 2'x7" plastic laminate panels, raised profile rubber flooring, remove all paint on metal doors / frames and repaint. Replace elevator controls with new panel and new finishes.	2	END	S
Cab Size (Gurney)	42"x60" (Non-gurney) located in the corridor of building A	No Action Required	3	ESL	N/A
Weight Capacity	1500 LBS	No Action Required	3	ESL	N/A
Number of Stops	3	No Action Required	3	ESL	N/A
Chairlift (finish materials, platform size, clearances)	None	No Action Required	–	–	–
Other	Budget for Engineering for Freight Elevator at Stair 2	Budget for Engineering for Freight Elevator at Stair 2	-	-	S
Kindergarten Classrooms (CTE)					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in varying condition	Replace carpet and resilient rubber base in the two offices and storage room with new broadloom carpet and resilient base.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	2	ESL	S
Casework and Cubbies	A mix of wood and plastic laminate in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tack board	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	two large china sinks (at ADA height). Each sink has two goose neck aluminum faucets	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted hollow metal doors with hollow metal frames	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Door going into large office swings into path of egress causing a clearance issue	Recommend providing a new door that swings into the space and not into the path of egress.	2	OB	L

Kindergarten Toilet Rooms (CTE)					
Floor & Base Finish Materials	VCT with ceramic wall base tile	No Action Required	3	ESL	N/A
Wall Finish Materials	Ceramic wall tile up to 48" with painted GYP above	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	2	ESL	S
Plumbing Fixtures	The water closets are wall mounted vitreous china with manual flush valves. No sinks in bathroom	No Action Required	3	ESL	N/A
Mirrors	None	No Action Required	–	–	–
Accessories	Compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Compliant	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted hollow metal doors with hollow metal frames	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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General Purpose Classrooms					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base all in varying finishes and condition.	Replace aged carpet with new broadloom carpet	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	S
Ceiling Finish Materials	2x4 ACT ceilings	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	A mix of whiteboards, tack boards, and smart boards	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projectors	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer doors and painted metal doors in painted hollow metal frames. Doors are a mix of flush and half glass doors with either wire glazing or tempered glazing. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	compliant	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Science Classrooms					
Floor & Base Finish Materials	VCT with resilient rubber base in good condition	No Action Required	4	N	N/A
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	4	N	L
Ceiling Finish Materials	2x4 ACT in good condition	No Action Required	4	N	N/A
Casework	Wood veneer with phenolic lab counter surfaces in good condition	No Action Required	4	N	N/A
Lab Benches	Wood veneer with phenolic lab counter surfaces in good condition	No Action Required	4	N	N/A
Emergency Shower and Eyewash	Classrooms contain an emergency eyewash fixture and shower	No Action Required	4	N	N/A
Fume Hoods	Each science classroom contains a fume hood in good and working condition	No Action Required	4	N	N/A
Sinks (ADA compliance)	Phenolic counter mounted sinks, one set at ADA height	No Action Required	4	N	N/A
Gas Service and Emergency Shutoffs	Gas service with emergency shut off is provided	No Action Required	4	N	N/A
Non-potable Water Service	Non-potable water service is provided	No Action Required	4	N	N/A
Compressed Air	None	No Action Required	–	–	–
Visual Display Surfaces	White boards	No Action Required	4	N	N/A
AV and Interactive Systems	Ceiling mounted projector	No Action Required	4	N	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal frame	No Action Required	4	N	N/A
Door Hardware	Aluminum, compliant hardware	No Action Required	4	N	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Science Prep Rooms					
Floor & Base Finish Materials	VCT with resilient rubber base in good condition	No Action Required	4	N	N/A
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	4	N	L
Ceiling Finish Materials	2x4 ACT in good condition	No Action Required	4	N	N/A
Casework	Wood veneer with phenolic lab counter surfaces in good condition	No Action Required	4	N	N/A
Chemical Storage	Chemical metal storage, both flammable and corrosive, is provided in the prep room	No Action Required	4	N	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal frame	No Action Required	4	N	N/A
Door Hardware	Aluminum, compliant hardware	No Action Required	4	N	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A					

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base	Replace aged carpet with new broadloom carpet	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	S
Ceiling Finish Materials	2x4 ACT ceiling	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L

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Casework		Replace all dated casework for the simulation kitchen in the healthcare lab. Replace with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. New casework to meet ADA requirements			
Visual Display Surfaces	A mix of white board, tack boards, and smart boards. A few areas with white board laminate panels	Replace white board laminate panels with better quality white boards	0	OB	I
AV and Interactive Systems	A mix of ceiling mounted projectors and wall mounted low throw projectors	No Action Required	3	ESL	N/A
Tools and Equipment	Large variety of tools for each lab in working condition	No Action Required	3	ESL	N/A
Lockers (Material, Vented, ADA)	Separate male and female private locker areas in the healthcare lab. Tall, single, vented metal lockers in fair condition	Recommending replacing lockers.	3	ESL	S
Toilet rooms	Single user non ADA toilet rooms located off of each locker room area.	Recommend providing ADA compliant bathrooms in future renovations	1	OB	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves. Lavatories are wall mounted vitreous china	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Single user restrooms are not accessible due to size and lack of grab bars. Locker areas in healthcare are not accessible due to size.	Recommend providing ADA compliant bathrooms in future renovations	1	OB	L
Changing Area (Private or Open)	Semi private, changing area is open to view every time door is opened into the space.	Recommend changing in the attached toilet room if changing is necessary.	0	OB	I
Level of Privacy	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal doors in painted hollow metal frames. Doors are a mix of flush and half glass doors with either wire glazing or tempered glazing. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry) All Located in Building B					
Floor & Base Finish Materials	A mix of sealed concrete with painted floor lines and VCT with resilient rubber wall base. All floors are in varying condition, rubber wall base is in poor condition.	Strip sealed concrete to remove all chemical stains, oil stains, paint stains and other stains noticeable throughout both levels. Repaint fading floor lines.	2	ESL	L
Floor & Base Finish Materials		Replace all damaged floor drain covers.	2	ESL	S
Floor & Base Finish Materials		Replace all VCT floors with new VCT.	2	ESL	S
Floor & Base Finish Materials		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Floor & Base Finish Materials		Repair damaged CMU wall in masonry lab. Remove broken CMU units and replace with new 12" units.	1	END	I
Wall Finish Materials	Painted CMU and painted GYP.	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	A mix of exposed structure with acoustical deck and 2x4 ACT in varying condition.	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Casework	None	No Action Required	–	–	–
Visual Display Surfaces	White boards, tack boards, and smart boards all in good condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projectors in classroom areas	No Action Required	3	ESL	N/A
Tools and Equipment	Large variety of tools for each lab in working condition	No Action Required	3	ESL	N/A

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Lockers (Material, Vented, ADA)	Scattered areas of uni-sex locker rooms open to the lab areas (not used for full undressing). Tall vented metal locker units in fair condition.	Recommending replacing lockers.	3	ESL	L
Toilet rooms	Individual uni-sex restrooms located at each open lockers area. Restrooms are non-ADA with painted CMU, sealed concrete, and exposed structure finishes. Doors are compliant push/pull hardware lockable from the interior.	Recommend providing ADA compliant bathrooms with new finishes in future renovations	1	OB	L
Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves. Lavatories are semi-circle hand washing fountains located outside of the bathroom in the locker area.	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Uni-sex restrooms are not accessible due to size and lack of grab bars.	Recommend providing ADA compliant bathrooms with new finishes in future renovations	1	OB	L
Changing Area (Private or Open)	Open changing area, open to the lab area. Not used for full undressing, students use these areas to change into clothing worn over their current clothing.	No Action Required	–	–	–
Level of Privacy	None	No Action Required	–	–	–
Raw Material Storage	A variety of open cubbies accessible from lab areas and separated/lockable extruded wire mesh areas.	No Action Required	3	ESL	N/A
Tool and Supply Storage	Provided and separated from lab or instructional areas from lockable extruded wire mesh walls and doors.	No Action Required	3	ESL	N/A
Classroom	Instructional areas for each lab is provided on the mezzanine level for each floor. Classrooms have access to natural light and views into the labs. Technology and display surfaces are current but finishes are dated and are in need of replacement (see notes above). Door hardware into classrooms are not compliant due to door knobs (see notes below).	See above and below notes for recommended actions on finishes, doors, and door hardware.	2	ESL	S
Mezzanine level	Variety of mezzanines at both levels. Main mezzanines are accessible via elevator in building A, other mezzanines are not accessible and used for storage. Mezzanines are constructed of painted exposed structure, sealed concrete floors, and painted railings.	Remove all peeling and chipped paint from railings and repaint complete.	2	ESL	S
Mezzanine level		Remove stored furniture and equipment from mezzanine area to allow for clear paths of egress.	0	OB	I

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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted metal doors with a mix of flush doors, half glass, and narrow lites (all glass is safety glazing, a mix of wire glass and tempered) and hollow metal frames. Painted hollow metal borrowed lites (all with safety glazing). All in poor condition	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	Large open lab areas have limited access to natural light	Recommend considering providing natural light via solar tubes at level two and light wells in level 1 in future renovations	–	OB	L
Art Classrooms					
Floor & Base Finish Materials	VCT with resilient rubber base	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	White boards and tack boards of varying condition. Some areas have white board laminate.	Replace white board laminate with better quality wall mounted white board	2	ESL	S

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	stainless steel counter mounted sinks with stainless steel goose neck faucets. Sinks are not at ADA height.	Replace and provide with sinks that meet ADA requirements			
AV and Interactive Systems	Smart board and ceiling mounted projectors in good condition	No Action Required	3	ESL	N/A
Kilns	None	No Action Required	–	–	–
Dark Room	One Art room has a dark room (non functional) and is currently used for storage only.	Recommend removing dark room complete and building an Art storage room in its place.	0	OB	I
Pottery Wheels / Other	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of wood veneer doors and painted metal doors in painted hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	Art room on level 2 has no natural light, limited storage, poor condition of finishes, and limited privacy (Art room also acts as corridor to allow students access to classrooms located on other side of Art class).	Renovate large Art room, dark room, and storage room to allow Art room to have access to natural light, more adequate storage, privacy from corridor, and better finishes.	2	OB	L
Special Education Classrooms					
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is worn and stained	Replace carpet with new broadloom carpet in the near future.	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes in a few isolated areas.	2	ESL	S
Ceiling Finish Materials	2x4 ACT ceiling	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	White board laminate panel mounted to wall	Replace with quality whiteboard	1	OB	I
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector, projector screen	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer doors and painted metal doors in painted hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	About half of the rooms do not have access to natural light	Recommend providing natural lights to all instructional areas in future renovations.	0	OB	I
Performing Arts - Auditorium					
Dance Studio - Stage (CTE)					

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and sheet vinyl dance flooring. All with resilient rubber base. All floor finishes and wall base are in fair condition.	Replace carpet in office with new broadloom carpet. Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
		Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	S
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	S
Ceiling Finish Materials	2x4 ACT	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Acoustical Treatments	None	No Action Required	–	–	–
Theatrical Lighting	Basic theatrical lighting along the perimeter suspended from both hor. rigging poles and deck above ACT ceiling. Movable theatrical lighting mounted on vertical poles.	No Action Required	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Black perimeter curtains along performance floor suspended from hor. rigging poles, in good condition.	No Action Required	3	ESL	N/A
Rigging	Basic horizontal poles suspended from roof deck.	No Action Required	3	ESL	N/A
Performance floor area accessibility	Accessible through practice room which is accessible from ramp in doorway	Recommend providing a ramp along the entire front edge of the performance area	3	ESL	S
Visual Display Surfaces	White boards and tack boards in good condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projector. Movable audio system on floor	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of wood veneer doors and painted metal doors in painted hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	Door clearance issues in both storage rooms due to clutter in the storage rooms	Organize items in the storage rooms to provide the required clear access around the doors.	1	OB	I
Music Lab - CTE					
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with resilient wall base	replace carpeted areas with broadloom carpet.	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Acoustical Treatments	None	No Action Required	–	–	–
Casework	A mix of wood and metal casework. Wood veneer slat wall in large practice room in rough condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	White boards, tack boards, and smart board	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Plastic floor mounted sink, non-ADA	Replace with ADA compliant sink	3	OB	L
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Assistive Listening	None	No Action Required	–	–	–

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Practice Rooms	two ADA compliant practice rooms	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted metal doors, a mix of flush and half glass (safety glazing) and hollow metal frames. Painted wood framed borrowed lites. All in poor condition, finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Library / Media Center					
Floor & Base Finish Materials	Broadloom carpet and resilient rubber base in poor condition	Replace carpet with new broadloom carpet in the near future.	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire	2	END	S
Wall Finish Materials	Painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT in poor condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Stacks	Painted metal in good condition	No Action Required	3	ESL	N/A
Carrels	None	No Action Required	–	–	–
Shelves	Painted Metal in good condition	No Action Required	3	ESL	N/A
Circulation Desk	Plastic laminate FFE desks in varying finishes and conditions	Recommend replacing with plastic laminate circulation desk with resilient edge banding	3	ESL	L
Visual Display Surfaces	White board and Tack board in good condition	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Stainless steel counter mounted sink in plastic laminate counter and casework. Not at ADA height and no knee clearance	Recommend replacing with ADA height counter and counter mounted stainless steel sink.	0	OB	I
Workroom / Staff Areas	A work room / staff area is provided but only used for storage. Reported temperature and air issues caused the users to move out of the office/work room and set up desks and work areas elsewhere by taking space away from the stacks area.	Recommend resolving temperature and air issues in order to provide a comfortable environment in the staff areas of occupancy.	3	ESL	L
AV and Interactive Systems	None	No Action Required	–	–	–

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted metal doors with half glass (safety glazing) and hollow metal frames. Painted hollow metal borrowed lites. All in poor condition, finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Gymnasium	None				
Natorium	None				
Weight Room / Fitness Room					
Floor & Base Finish Materials	Broadloom carpet with resilient rubber base in OK condition	No Action Required	4	N	N/A
Wall Finish Materials	A mix of painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	4	N	L
Ceiling Finish Materials	2x4 ACT in good condition	No Action Required	4	N	N/A
Mirrors	None	No Action Required	–	–	–
Equipment (FF&E)	Cardio, resistance, free weights, and plyometric: all in good condition	No Action Required	4	N	N/A
Visual Display Surfaces	Tack board and white board	No Action Required	4	N	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Wood veneer door with painted hollow metal frame	No Action Required	4	N	N/A
Door Hardware	Aluminum, compliant hardware	No Action Required	4	N	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Locker Area Toilet Rooms	None				
Cafeteria	None				
Kitchen and Servery					
Floor & Base Finish Materials	A mix of quarry tile, broadloom carpet, and VCT with resilient rubber base	RegROUT quarry tile	2	ESL	L
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	A mix of ceramic wall tile, painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Overhead or Counter Doors	None	No Action Required	–	–	–
Serving Line Circulation Pattern	Bar with bar seating, continuous line	No Action Required	3	ESL	N/A
Food Service Equipment	Good shape and working order	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Washable or disposable plate ware, utensils, trays	A mix of both washable and disposable plate ware and utensils	No Action Required	–	–	–
Lockers (Material, Vented, ADA)	uni-sex locker area open to the serving areas (not used for full undressing). Tall vented metal locker units in fair condition.	Recommending replacing lockers,	3	ESL	L
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames with a mix of flush doors and half glass with wire safety glazing. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all of varying finishes and condition. Resilient wall base throughout of poor condition.	Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 with new broadloom carpet.	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP and exposed brick masonry	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future	3	ESL	S
Casework	A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	Tack boards, white boards, and smart boards all of good condition	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)	Recommend replacing base cabinet casework and counter complete to allow for an ADA compliant sink.	0	OB	I
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Workstations (FF&E)	A mix of FF&E cubicle workstations, FF&E desks and chairs, and folding tables and chairs. All of varying age, finishes, and condition.	Recommend replacing all workstations with new FF&E workstations to provide a consistent finish and condition.	3	ESL	L
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	There is no daylight in the offices on the 3rd floor and reports of undesirable heating or cooling conditions and air quality. Electrical panels are left exposed in the first floor break room.	Recommend providing daylight, or access to daylight, and better temperature / air conditions in all offices in future renovations. Also recommend providing a separate rated electrical room to house all electrical panels for safety reasons in future renovations.	–	OB	L
Nurse and Health					
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and resilient rubber wall base all in fair condition	Recommend replacing all flooring with VCT.	2	ESL	L
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT in poor condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Casework	Plastic laminate (residential grade) in good condition	See notes below for recommended action	3	ESL	N/A
Visual Display Surfaces	Tack boards in good condition	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)	Recommend replacing non-ADA compliant sink with resilient plastic laminate casework with resilient edge banding, lockable doors, adjustable shelves, and meets current ADA requirements.	2	ESL	L
Privacy Curtains (no. of rest areas)	Pull privacy curtain in good shape. Rest area is located within the nurses office offering little privacy.	Recommend providing a private rest area with privacy curtain separate from the nurses office in future renovations	3	OB	L
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other observations	No daylight at all in nurses suite	Recommend providing daylight in nurses suite in future renovations	–	OB	L
Administration Office Area					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT of varying finishes and condition. Resilient rubber wall base throughout in poor condition.	Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 and 2 with new broadloom carpet.	2	ESL	S
		Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted GYP	Recommend re-painting as part of standard maintenance practice.	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future	3	ESL	S
Casework	A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	Tack boards, white boards, and smart boards all of good condition	No Action Required	3	ESL	N/A
Reception / Waiting (location, no. of seats)	Plastic laminate desk of good condition. 7 seats in waiting area located right off of main entrance to building.	No Action Required	3	ESL	N/A
Conference Room	Large conference room with all new finishes and current technology. Wall mounted low throw projector with smart board and white boards of new condition. No access to natural light.	No Action Required	3	ESL	N/A
Workstations (FF&E)	A mix of FF&E cubicle workstations, FF&E desks and chairs, and folding tables and chairs. All of varying age, finishes, and condition.	Recommend replacing all workstations with new FF&E workstations to provide a consistent finish and condition.	3	ESL	L
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic floor tile with ceramic tile wall base in fair condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Ceramic wall tile up to 48" with painted GYP above in good condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Toilet Partitions	Painted enamel partitions in fair condition	No Action Required	3	ESL	N/A
Plumbing Fixtures	The water closets are wall mounted vitreous china with manual flush valves. Urinals are wall hung vitreous china with manually operated flush valves. Lavatories are wall hung vitreous china.	No Action Required	3	ESL	N/A
Mirrors	None	No Action Required	–	–	–
Accessories	compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	compliant	No Action Required	–	–	–

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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LEGEND					
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Compliant egress hardware, aluminum	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Staff Toilets					
Floor & Base Finish Materials	Ceramic floor tile with ceramic tile wall base in fair condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Ceramic wall tile up to 48" with painted GYP above in good condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Toilet Partitions	Baked enamel toilet partitions, in fair condition.	No Action Required	3	ESL	N/A
Plumbing Fixtures	The water closets are wall mounted vitreous china with manual flush valves. Lavatories are solid surface counter-mou nted vitreous china	No Action Required	3	ESL	N/A
Mirrors	Wall mounted mirrors	No Action Required	3	ESL	N/A
Accessories	compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non compliant. Missing critical maneuvering clearances, as well as grab bars. Sinks do not provide proper ADA knee clearance.	Remove non-compliant stalls and fixtures, install new ADA compliant stalls and fixtures, and grab bars.	0	OB	I
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Repaint HM doors and frames.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	compliant	No Action Required	–	–	–
Mechanical and Service Spaces					
Floor & Base Finish Materials	sealed concrete with resilient rubber wall base	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	S
Wall Finish Materials	Painted gyp and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	S
Ceiling Finish Materials	2x4 ACT in poor condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	S
Sinks	ADA sinks are provided and in good condition	No Action Required	3	ESL	N/A
Tool and Supply Storage	Separate tool crib is provided	No Action Required	3	ESL	N/A
Equipment Housekeeping Pads	Yes	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal doors in hollow metal frames. Finish on metal doors are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S
Door Hardware	Aluminum, compliant hardware	No Action Required	3	ESL	N/A
Door Widths and Clearances	compliant	No Action Required	–	–	–
Other Spaces					

FOOD SERVICE					
Floor Finish & Base Materials	See notes at Kitchen / Serving area				
Wall Finish Materials					
Ceiling Finish Materials					
Serving Line					
Food Service Equipment					
Exhaust Hood	Compliant	No Action Required	3	ESL	N/A
Walk-In Units	Compliant	No Action Required	3	ESL	N/A
Overhead or Counter Doors	See notes at Kitchen / Serving area				
Serving Line Circulation Pattern					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Floor Sink in separate area					
3-pot sink	Compliant	No Action Required	3	ESL	N/A
Hand wash sinks	Compliant	No Action Required	3	ESL	N/A

FIRE PROTECTION					
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Fire Service	Municiple 6" at boiler room				
Type of Sprinkler System	NFPA 13 automatic wet system, (2) 4"risers, 50 hp fire pump	Entrance beyond service life of 20 years, heads service life 25 years, and piping system service life 40 years, fire pump servcel life is 25 years. Recommend replacement of vintage (1976) automatic system, newer or recent sprinkler work and piping could remain. Requires new sprinkler design.	2	END	S
Cross Connection Prevention	Does not have backflow prevention	Grandfathered			
Sprinklers	upright, pendant, semi recessed	25 years, service life- replace vintage heads	3	END	I
Special Systems	Stand pipes, no water gong	No Action Required			
Fire Department Connection	Yes	No Action Required			
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municiple 3" at boiler room	No Action Required			
Cold Water System	(3) RPZ backflow preventers	Replace	3	ESL	S
Hot Water System	Via vertical hot water maker (Adamson Global Industries), hot water made via steam from boilers during heating season and by 36KW electric coil off heating season. Master mixing valve with DHW recirculation.	Annual Maintenance	3	ESL	S
Sanitary Waste and Vent System	Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings.	Replace sanitary floor drain piping serving auto garage floor drains to gas trap.	1	END	S
Storm Drain System	Mostly cast iron, 10" storm exits near kitchen.	Camera Inspection	3	ESL	S
Plumbing Fixtures	Most all have been recently upgraded to low flow fixtures	No Action Required	3	ESL	L
Drinking Fountains / Water Coolers	ADA water cooler with bottle fill	No Action Required	3	ESL	L
Natural Gas	Yes	No Action Required	3	ESL	L
Kitchen Gas Service & Shut-Offs	yes				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Nat Gas only--the abandoned #2 buried 20,000 gal oil tank has been cleaned and infilled with concrete.	No Action Required	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Heating Plant	(2) HB Smith 17 section 650 Mills steam boilers, 5,400 MBH ea., 1976 mfg. Gas only burners upgraded recently. New Hurst boiler feed system in 2013.	Boilers are at the end of their service life (35 years). Although boilers have been operating well due to maintenance and rebuild, failure is anticipated. Recommend converting entire steam heating system to hot water.	2	END	S
Air Conditioning (Yes/No/Limited)	Limited to Building "A", 6 packaged rooftop units (4 to 8.5 ton), 3 split units (4 to 5 ton), and data air unit serving IT wih Trane split backup (10 tons).	Most units are in decent operating condtion. Unit mfg dates range from recent to about 11 years old with a service life of 18 years. Replace in 6 to 10 years.	3	ESL	S
Cooling Plant	None				
Air Handling Unit Systems "B" building	(2) 40 hp fan H & V units (25,000 cfm +) in roof top penthouses, original 1976 vintage. Units are fitted with high voltage electrostatic air cleaners. Units serve primarily vetilation for Auto-shop area and building trades area.	Units are beyond service life and should be replaced with new ventilation systems.	2	END	S
Air Handling Unit Systems "A" building	Several vintage indoor AHUs serve offices and meeting rooms, these units had split DX cooling added at a later date.	Units are beyond service life and should be replaced with new indoor split DX or packaged roof top units. Time replacement with steam to hot water conversion.	2	END	S
Pumps	Boiler feed pump system replaced 2013		3	ESL	S
Terminal Unit Systems Uvs	Most class areas have vintage wall mounted steam unit ventilators (UVs).	Units are beyond service life and should be replaced with new UV s or via new ventilation and heating design. Time replacement with steam to hot water conversion.	2	END	S
Terminal Unit Systems Other	Steam radiation heating at rooms with (UV s), most all is vintage.	Units are beyond service life. Time replacement with steam to hot water conversion.	2	END	S
Exhaust Systems	Mostly roof top exhaust fans vintage to building. Fune exhaust is recent from science lab renovation.	Beyond service life of 20 years.	2	END	S
Piping System	Steam piping is vintage to building.	Aged piping and is mostl likely corroding with weekend wall thickness. Replace at time of steam to water conversion.	2	END	S
Automatic Temperature Controls	Mostly pneumatic and vintage--little DDC electric	Beyond service life of 20 years. Time with steam to water conversion.	2	END	I or S
Natatorium Systems	NA				

ELECTRICAL					
Service	Underground primary from overhead utility lines to utility padmount transformer.				
Wiring	Building wire in underground conduit		2	END	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Equipment	1976 vintage GE fusible switchboard with ground-fault protected main fusible switch.	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	END	S
Rating	3000A 480/277V 3-phase, 4-wire				
Distribution System					
Panels	Mostly old GE panelboards containing circuit breakers that are at the end of their anticipated useful life. A couple of light-commercial-grade loadcenters have been added, as well as few modern panelboards in the CBHS area.	Although circuit breakers that fit into the existing panelboards remain available, it would likely be more cost effective to update the existing original panelboards in their entirety rather than replacing on the circuit breakers within them.	1	END	S
Motor Controls					
Wiring	Based on what can be seen from a visual inspection, the wiring appears to be a mixture of building wire in conduit and MC cable, although some type SER cable has also been installed.		3	ESL	
Branch Circuits	Receptacles appear to be located appropriately for the current program.		3	ESL	
Site Lighting (type & material)	The city is in the process of replacing old HID pole lighting with LED. Approximately 15 pole light have not yet been updated	Replacing remaining HID pole lights with LED.	2	OB	S
Exterior Building Lighting	LED wall packs		3	ESL	
Interior Lighting					
Classrooms	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Offices	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Corridors	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Toilets	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Mech/Storage	T12 fluorescent are still in use in some areas.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Shops	T8 fluorescent Instant-start ballasts are in use with occupancy sensor control, resulting premature lamp failure.	Update lighting to LED	1	END	I
Gym	N/A				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Emergency Power	The school is equipped with two emergency generators. One is a diesel Cummins unit that was installed in 2010 to serve the Emergency Operations Center. The other is an 85kW diesel Pincor unit that appears to be original and has failed. The failed unit was connected to serve the building's heating plant, fire pump, and emergency egress lighting in many areas.	Replace failed 85 kW generator and associated automatic transfer switch	0	OB	I
Life Safety					
Fire Alarm	1980's vintage conventional zoned FCI control panel. The system does not monitor the fire pump, and does not monitor various sprinkler system zones separately. Occupant notification in the shop areas does not comply with current standards.	Provide a complete addressable fire alarm system.	1	OB	I
Emergency Lighting	Emergency lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting.	Replace failed emergency generator. Provide emergency lighting at exterior of building exits.	0	OB	I
Lightning Protection	N/A				
Intercom/Paging System	Paging is provided by Atlas Sound amplifiers that are integrated with the VOIP phone system		3	ESL	
Phone System (& Service)	2" entrance conduit. Cisco VOIP phones.		3	ESL	
Clock System					
Cable (& Service)					
Data System (& Service)	Data service is overhead fiber optic to a storage room on second floor. IDF's are located in shared areas that do not provide adequate space dedicated to telecommunications.	Provide dedicated spaces to house terminations and equipments. Provide Pathways and infrastructure lin accordance with BICSI standards.	2	ESL	L
WIFI	Available throughout				
Technology / AV Systems (Classrooms)	Ceiling mounted projectors in classrooms.		3	ESL	

SECURITY					
Secure Entry Vestibule	None	Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite.	0	OB	L
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Yes, via key carried by all teachers. Basically all spaces off of corridors.	No Action Required	-	-	-

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			SEE LEGEND			
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	
sc op e un cle ar	Sightlines between Main Entry and Main Office	Strong sightlines between main entry and main office but not a secured entry at all.	Recommend providing vestibule that meets energy code requirements and provides a secured entrance to the school in future renovations	3	OB	L
	Intrusion Alarm System	GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.	Intrusion detection system should be updated to a system that is integrated with the district-wide network system.	2	ESL	S
	Security Camera System	System consists of (12) cameras that cover both interior and exterior areas.	No Action Required	3	ESL	-
	Web-based? (Police Access?)	Cameras are web-based but not directly accessed by police. Recorded video can be transmitted via email.	No Action Required	3	ESL	-
	Exterior Coverage (Playgrounds, Site)	Entire perimeter	No Action Required	–	–	–
	Entrances	covered from the exterior	No Action Required	–	–	–
	Exterior Emergency Doors	covered from the exterior	No Action Required	–	–	–
	Interior (Corridors, Common Areas)	No interior cameras				
	Digital Video Recording (DVR) System	Connected to district DVR servers				
	Door Access Control	Buzz-in entry system at the main entrance	No Action Required	–	–	–
	Exterior Door Monitoring					
	Procedures	Emergency procedures are current and routinely practiced	No Action Required	–	–	–
	Evacuation	Procedure is current and routinely practiced	No Action Required	–	–	–
	Lockdown	Procedure is current and routinely practiced	No Action Required	–	–	–
	Lockout	Procedure is current and routinely practiced	No Action Required	–	–	–
	Panic Alarm System	None.				
	Credentials/ID System for Faculty, Staff, and Visitors	Sign in - visitor badge	No Action Required	–	–	–





DEERING HIGH SCHOOL

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA					
Address:	370 Stevens Avenue, Portland, ME				
Grade Levels:	9 thru 12				
Number of Students:	943				
Number of Faculty and Staff:	136				
Original Construction Date:	1923				
Date of Addition(s):	1982				
Building Age:	93 years old				
Building Footprint (SF):	67,000 SF				
Number of Stories:	4				
Building Area (GSF):	173,000 GSF				
Total Site Area (Acres):	18.7936 (additional rec fields 6.8154+0.6528)				
Zoning Designation:	R5 Residential/ROS Recreation Open Space				

SITE					
Building Entrances					
Connection to accessible route and accessibility	No primary access for ADA. Unsecured doors/entry				
Parking					
General Layout Description	Observed parking enforcement walking lot. Linear at back. Bollards to be replaced. Observed parking in fire lane 	Replace bollards. 	1	END	I
Paving Materials	Bituminous. Parking lot of Ludlow Street, Poor. Permit parking signs outside of paved lot. 	Mill and repave parking lot off Ludlow Street. Pave permit parking spaces. 	1	END	I





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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curbing Materials & Wheel Stops	None 	Install wheel stops in staff lot at building and along grassed/sidewalk at faculty/student parking in rear. 	0	OS	S
Number of Spaces (Regular & ADA)	5 at faculty parking, not compliant 1 at Ludlow Street lot no aisle, not compliant 	Update grade, signage, striping, accessible route, etc. to bring spaces into compliance. 	1	END	I
Size of Spaces	8' X 18', if compact spaces sign them	Sign compact spaces as appropriate.	2	ESL	S
Parking Striping Condition	Good	No Action Needed	3	ESL	N/A
Accessible Parking Signage	Good	No Action Needed	2	END	I
Vehicular Drop-Off & Pick-Up Areas					
Locations	Good - bus drop off at front, parent at rear?	No Action Needed	3	ESL	N/A
Car & Bus Separations					
Vehicular & Pedestrian Circulation					



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Observed Circulation Patterns	Worn path along south side of building. 	Consider installing sidewalk. 	2	END	S
Traffic Markings & Traffic Signage					
Walkway Materials	Brick, Pavers, Concrete as noted on plans. Faculty/Student parking does not have connectors to sidewalk. Observed Peds using drive aisle as opposed to sidewalk. Brick sidewalk in front of school, south of the circle in poor condition. 	Handrails needed at stairwell nearest the Ludlow Street parking. Brick sidewalk in front of school, south of the circle needs replacement. 	1	END	I
Curb Cuts & Detectable Warning Strips	Curb cuts and panels on Stevens Avenue - Good. No panels at Ludlow Street lot.	Install panels at Ludlow Street lot.	0	OS	I
Pedestrian Ramp Location & Materials	No ADA access along front of building. Lip on ramp on parking lot off Ludlow Street	Adjust ramp to reduce lip to 1/4" or less.	2	ESL	I
DOT School Zone Markings/Signage at Street	Good signage on Stevens Avenue.	No Action Required	3	ESL	N/A
Fire Department Access					
Locations	No access on Longfellow side. Observed parking in fire lane despite signage.	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	3/4	No Action Required	3	ESL	N/A
Service Area					
Paving Materials	Bituminous - Fair				
Loading Dock or Leveler	None.				



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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Trash & Recycling Containers (# & Size), Trash Compactor (size)	2- 10 yd solid. 1- 6 yd recycle. No screening. 	Screening needed. Recommend swapping dumpster and recycle area with facility maintenance vehicle parking.	3	ESL	S
Fencing					
Locations & Materials	Black chain link fence around athletic fields, Good.	No Action Required.	3	ESL	N/A
Site Topography					
Characteristics	Relatively flat.	No Action Required.	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required.	3	ESL	N/A
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	Bare area between Deering HS and Longfellow ES. 	Re-establish grass.	2	ESL	S
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	Granite benches, various trash cans in courtyard, good trash can coverage at doors. Limited lighting.	Additional lighting.	2	ESL	S
Bicycle Racks	2, 1 at rear, 1 at front (poor)	No Action Required.	3	ESL	N/A
Flagpoles	Front (poor)	Pole needs to be painted.	2	ESL	S
Site Drainage					

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ponding	Various, Ponding at dumpsters 	Install catch basin and connect to existing drainage.	1	OB	S
Catch Basins	Sags at basins within parking. 	Adjust cover to grade and patch pavement.	2	ESL	S
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	Brick and Granite	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Original Building: Unknown (Analysis not performed as part of this evaluation) 1982 addition: (as noted in the construction drawings) Classroom: 40 psf Media area: 100 psf Stair et Corridor: 100 psf Dining room: 100 psf Kitchen: 150 psf Roof varies between 50 to 150 psf	No Action Required	-	-	-
Foundations / Drainage	Original building: foundation not visible; where visible, top of the foundation wall is cast-in-place concrete. In one location below the auditorium, a pipe is dug out through the outside wall exposing a concrete spread footing (cut through). Generally in good condition.	No Action Required	3	ESL	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ground Floor Construction	Original building: Expected to be concrete slab-on-grade (not visible/ covered with floor finishes). 1982 Addition: Expected to be on a concrete slab-on-grade (not visible/ covered with floor finishes)	No Action Required	3	ESL	-
First Floor Construction	Original building: per original drawings: classrooms are 3½in concrete slabs spanning to one way concrete ribs bearing on masonry walls. Corridors are 6in. concrete one way slabs. In some areas (including below the auditorium) the concrete ribs span to concrete beams supported on concrete piers or steel leally columns. The framing is often covered by finishes (plaster) but was visible below the auditorium and in limited locations. Generally in good condition (localize issues listed below)	No Action Required	3	ESL	-
First Floor Construction	A. honeycombing at the edge of joists (probably from the original construction.)	No Action Required	3	ESL	-
First Floor Construction	B. Spalls on the underside of the concrete slab (some are link to penetrations) some with exposed rebar.	Coat exposed rebar with protective coating. Patch concrete	2	END	S
First Floor Construction	C. The area below the stage was blackened (past fire?)	No Action Required	3	ESL	-
First Floor Construction	D. Water damage in north wall first floor	Verify water did not damage structure. Repair.	2	END	S
First Floor Construction	E. Exterior round steel column (with channels) at north wing south face: paint is peeling at the top and bottom (rust)	Paint columns	2	END	S
First Floor Construction	F. One area framing was observed to be wood plank and joists spanning to steel beams (corridor by music and theater rooms). Generally in good condition	No Action Required	3	ESL	-
First Floor Construction	1982 Addition: concrete slab on metal deck bearing on bar joists spanning to steel beams and HSS columns. Generally in good condition	No Action Required	3	ESL	-
Second Floor Construction	Same as first floor. Generally in good condition. The original drawings indicate steel trusses to form the balcony in the auditorium (not observed)	No Action Required	3	ESL	-
Second Floor Construction	A. Stair to third floor have broken stone finishes	No structural repair required	3	ESL	-
Roof Construction	Original building: Attic floor below pitch roof areas and flat portions of the roof are expected to be same construction as elevated floors (not observed). (localized issues noted below)	No Action Required	3	ESL	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Construction	A. Flat roof susceptible to drift and sliding snow most likely not designed for drifting.	Roof is technically grandfathered; recommend Shoveling of drifts	3	ESL	I
Roof Construction	B. The Auditorium ceiling is a 6 in. concrete slab spanning to large steel beams (riveted) with a plaster ceiling hanging from the concrete with insulation/sand in the interim space). Good condition.	No Action Required	3	ESL	-
Roof Construction	C. At the access to the attic (either side of the central roof/art classes) the concrete slab is exposed. Cracks where noted in the slab of the south one.	Repair Cracks	2	END	S
Roof Construction	<u>Pitch roofs</u> (access through metal cladged dog houses): wood planks bearing on wood rafters supported by wood beams and posts. New reinforcing framing was added (per drawings as part of the 2001 reroofing). The reinforcement is short stud walls near the eaves and strengthening of the beam-column connections was reinforced. Generally in good condition. (localized issues listed below)	No Action Required	3	ESL	-
Roof Construction	A. Some water stains in wood framing by the door (not currently wet) and water damage at flat roof section (room beyond cell tower)	Monitor for moisture. Repair damage area	3	ESL	S
Roof Construction	Above the roof are large square parapets (the parapets become terracotta through the attic space). No cracks are visible but there are reports of leaks in hard driven rain (localized items issues noted below).	Re-point parapet	3	ESL	S
Roof Construction	A. At the south most parapet/chimney, we observed small spalls in the cast stone, exposing rebar.	Coat expose rebar with protective coating. Patch concrete	2	END	S
Roof Construction	B. There is a smaller square chimney, above the north roof. The chimney is missing mortar and has a handful of damage brick.	Re-point/repair.	2	END	S
Roof Construction	C. There is also a large cupola (not accessed) and a cell antenna. Generally in good condition.	No Action Required	3	ESL	-
Roof Construction	Per the original drawings the central portion of the main roof and the west end of the north wing are steel framed. The central portion is framed while the north wing has trusses. (not overserved)	No Action Required	-	-	-


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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Construction	<u>1982 Addition:</u> Low roof (gymnasium): tectum planks bearing on long span bar joists bearing to steel beams and columns. High roof: 1½in. metal deck bearing on steel joists spanning to steel beams and columns. Generally in good condition.	No Action Required	3	ESL	-
Exterior Wall Construction	<u>Original building:</u> mass masonry brick walls with some terracotta tiles areas (covered on the inside with plaster). Generally in good conditions (localized issues noted below)	No Action Required	3	ESL	-
Exterior Wall Construction	A. Localized brick issues noted including damage brick, spalls, bulge and cracks	Repair brick	2	OB	S
Exterior Wall Construction	B. Cast stone band has some spalls and loose sections some exposing rebar	Remove loose sections, coat rebar with protective coat and patch.	2	OB	S
Exterior Wall Construction	C. Decorative stone at the entrances have some small spalls/cracks and mortar missing	Patch/Repair	2	END	S
Exterior Wall Construction	D. Lintel rusting and in the creating in some locations cracking/jacking of the brick	At location with no jacking, clean lintel and paint with protective coating. At location with jacking, remove and replace lintels.	2	END	S
Exterior Wall Construction	<u>1982 Addition:</u> brick veneer. Generally in good conditions (localized issues below).	No Action Required	3	ESL	-
Exterior Wall Construction	A. Where the overhang steps back, steel lintels are visible. The lintels are showing signs of rust (also noted at door overhang on north east face)	Paint lintels with protective coating	2	ESL	S
Exterior Wall Construction	B. At the stairs tower the CMU backup wall stepped cracks.	Monitor cracks to see if they develop further. Repair if they expends	2	ESL	S
Exterior Wall Construction	C. Localize brick issues noted: (1) step crack at north façade, missing mortar at tall column wraps, chipped brick.	Repair brick/mortar	2	END	S
Exterior Wall Construction	D. At brick movement joint the caulking is falling out	Replace caulking	2	OB	S


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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Lateral Load Resistance	Original building: assumed to be mass masonry walls. System likely does not meet current code, but is grandfathered.	No Action Required	3	ESL	-
Lateral Load Resistance	1982 Addition: (not observed) brace frames as indicated in the drawings.	No Action Required	3	ESL	-
Fire Resistance	No sprinkler observed.	No Action Required	-	-	-
Expansion Joints	Expansion joint where the connector bridge meets the original building. The bridge is steel frames and bears on the concrete piers adjacent to the original building. There is a joint in the finishes at the expansion joint.	No Action Required	3	ESL	-
Expansion Joints	There are cracks in the first floor finishes nearby (bridge side) and the floor /budges in the floor on the original building side.	No structural repair required	2	ESL	-
Interior Partitions	Original Construction: Brick, jumbo brick, CMU and terracotta where exposed (most locations covered with plaster). Generally in good conditions (localized issues noted below). Openings in walls are a mix of brick arch, concrete lintel and steel lintels. The original drawings indicate some steel embedded in the walls (columns and beam) not observed	No Action Required	3	ESL	-
Interior Partitions	A. In isolated location we noted cracking in the interior masonry	Repair cracks	2	END	S
Interior Partitions	1982 Addition: faced CMU partitions. Generally in good condition	No Action Required	3	ESL	-
Additional Observation	A. Boiler Chimney: Mass masonry/brick chimney. Numerous cracks are visible in the mortar between the brick. Four steel ring have already been installed but do not appear to be enough. 	Further investigate chimney, rebuilding most likely require	1	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Site Feature: Entry features at street (brick walls on concrete foundations spalls, crack and effervescent observed in the brick). 	Repair brick	2	END	S
	Site Feature: Concrete site walls and stairs: cracks and spalls observed in discrete locations, some exposing reinforcement. Additional spoils noted at base of post	Coat reinforcement with protective coating and path concrete	2	END	S

BUILDING EXTERIOR					
Exterior Wall Cladding					
General	Budget for general masonry restoration		-	-	L
Materials	A mix of brick masonry veneer, pre-cast concrete, and granite. Main façade of the school appears to be in great shape while the rest of the schools is in varying condition and age.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L
Materials		Clean and repoint masonry in specific areas ahead of standard maintenance routine. These areas show heavy signs of dirt / stain build up and deteriorating grout. Specifically the upper half (above the first metal banding) of the masonry chimney stack and the brick veneer directly perpendicular to the chimney. As well as a few isolated areas outside of the band and chorus rooms.	2	ESL	S
Materials		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials		Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	S
Spalling, Staining, Efflorescence	Isolated areas of spalling and efflorescence located on original building (building A) only. Masonry veneer on building B appears to be in good condition.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	S
Weeps	Weeps only located on addition building (building B) only	No Action Required	–	–	–
Windows					
Frame Materials	Budget for general window replacements		2	END	L
Frame Materials	A mix of painted aluminum windows, aluminum storefront systems, and wood framed exterior windows. Aluminum framed windows are in good condition. Wood framed windows are in poor / failing condition.	Replace wood framed windows complete with thermally broken aluminum framed windows of the same size and operation.	2	END	I
Glazing Type and Color	Clear, insulated glass.	No Action Required	3	ESL	N/A
Operable Sash Type and Sash Hardware	A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.	Adjust, maintain, operable windows to allow for easy open/close operation without jamming	2	ESL	S
Storm Windows and Insect Screens	No storm windows. Insect screens only provided to operable windows long the ground floor.	Provide insect screens at all operable windows throughout school	1	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sills	A mix of integral aluminum sills, precast concrete sills, or masonry veneer sills. A few isolated areas of precast concrete sills that have broken away from the building and need to be replaced.	See above notes under "exterior wall cladding" for recommended actions on deteriorating precast concrete.	2	ESL	S
Lintels	Precast lintels on original (building A) and steel lintels on addition (building B).	See above notes under "exterior wall cladding" for recommended actions on deteriorating precast concrete.	2	ESL	S
Window Treatment (Shades or Blinds)	A mix of window blinds and shades in varying finishes, age, and condition.	Recommend replacing all shades with new shades to allow for a continuous	3	ESL	L
Exterior Doors - Main Entrance					
Frame Materials	Thermally broken aluminum entrance made to resemble historic wood door aesthetic.	No Action Required	3	ESL	N/A
Glazing Type and Color	Clear, insulated glass	No Action Required	3	ESL	N/A
Door Widths and Clearances	ADA compliant	No Action Required	–	–	–
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	A mix of painted metal doors and painted wood doors all in varying age and condition. Wood doors are obsolete.	Replace all wood doors and heavily damaged metal doors with thermally broken painted aluminum frames and painted aluminum doors.	1	OB	I
Lintels	Steel lintels, isolated areas of corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	2	ESL	S
Door Widths and Clearances	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Compliant	No Action Required	–	–	–
Overhead or Coiling Doors	In good condition	No Action Required	3	ESL	N/A
Fascia, Trim, Soffits & Overhangs					
Materials	Painted cementitious soffit material is showing signs of water damage and paint failure.	Remove and repair all loose material. Repaint all soffits.	2	ESL	I
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at most louver and window locations in both buildings	Remove and replace all failing sealant and backrods complete.	1	END	I
Building Joint Sealant	Building joint sealant material unknown. Sealant is aging at all conditions	Recommend removing and replacing building joint sealant and backrods complete as part of standard maintenance practice.	2	ESL	S
Flashing					
Material	EPDM - Metal	No Action Required	3	ESL	N/A
Condition of joints	Fair condition	No Action Required	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Original Building (building A): Pitched roof 6:12 with areas of flat roof / tapered insulation Addition Building (building B): Flat roof with sloped steel and tapered insulation	No Action Required	–	–	–
Material, Type, Color	Original Building (building A): Dark colored asphalt shingles in fair condition. Areas of black EPDM in good condition. Dark colored standing seam metal roof in good condition. Addition Building (building B): Black EPDM in good condition	Recommend replacing asphalt shingle roofs, metal standing seam roof, and EPDM roofs (on both buildings).	3	ESL	L
Age	1983 (33 years old)	No Action Required	–	–	–
Roof Edges and Copings	Original Building (building A): EPDM / brick masonry knee walls up to 36" with sheet metal caps. Unsealed laps in good condition Addition Building (building B): Sheet metal. Unsealed laps in good condition	Original Building (building A): Recommend replacing EPDM on knee wall and sheet metal cap when roofing replacement work takes place	3	ESL	L
Roof Drains (Covers)	Roof drains on the addition building (building B), in good condition	No Action Required	3	ESL	N/A
Condition of Flashings & Transitions	Flashings and transition are in good condition	No Action Required	3	ESL	N/A
Walkway Pads	None	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Skylights	NONE				
Gutters and Downspouts					
Locations and Materials	Open faced,copper downspouts, one located on each end of roof over side entrances. A total of (4) copper downspouts. Downspouts are dented and damaged near bottom	Recommend replacing copper downspouts with new copper downspouts at each side door entrance.	2	ESL	S
Splash Block or Tied to Storm Drainage	None	No Action Required.	-	-	-
Exterior Stairs and Ladders					
Locations and Materials	A mix of concrete and granite exterior stairs in varying condition. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	0	OB	I
	Maine entrance is not accessible due to lack of exterior ramp.	Recommend providing a5' wide by 14' long by 14" tall exterior concrete ramp at main entrance. Provide a chair lift inside the main vestibule to allow for access to the main level.	0	OB	I
Areaways	NONE				
Decorative Items or Features					
Types and Locations	Ornate clock tower / cupola with copper roof	No Action Required	3	ESL	N/A
Other Observations	NONE				

BUILDING INTERIOR					
General Notes					
Interior doors	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames. Doors in the original building are dated and approaching end of life.	Original Building (building A): Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Typical Interior Wall Finish Materials	<u>Original Building (building A):</u> Painted gyp / plaster in poor condition <u>Addition (building B):</u> Painted CMU block, painted gyp, and exposed brick veneer. All in a varying condition, refer to the following specific areas and notes in the report for descriptions and recommended actions	<u>Original Building (building A):</u> Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Only in the original building.	1	END	I
		<u>Addition (building B):</u> Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	A majority of the ceiling finish throughout the school (both buildings) is 2x4 ACT and is in fair condition. Isolated areas of 2x2 ceilings are in a variety of age and condition, refer to the following specific areas and notes in the report for descriptions and recommended actions	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Visual Display Surfaces (chalkboards)	<u>Both buildings:</u> A majority of the instructional spaces have chalkboards or chalkboard covered with whiteboard laminate in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Interior window sills in addition building (building B)	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	S
Main Entrance - Original Building (building A)					
Floor & Base Finish Materials	Porcelain floor tile with marble stone base in good condition	No Action Required	3	ESL	N/A
Entrance Mats		To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby	3	ESL	L
Wall Finish Materials	Painted plaster with painted wood trim in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x2 ACT in good condition	No Action Required	3	ESL	N/A
Video/Intercom to Main Office	Buzz-in intercom entry system	No Action Required	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acces	0	OB	I
Door Access Control (FOB / Prox Card)	None	No Action Required	–	–	–
Door Hardware	Aluminum, ADA/Code compliant hardware with crash bar	No Action Required	3	ESL	N/A
<i>(Refer to Building Exterior - Main Entry Doors for add'l info)</i>					
Main Entrance -Addition (building B)					
Floor & Base Finish Materials	Porcelain floor tile with no wall base	No Action Required	3	ESL	N/A

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LEGEND					
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Entrance Mats		To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L
Wall Finish Materials	Storefront and exposed brick veneer, all in good condition	No Action Required	3	ESL	N/A
Ceiling Finish Materials	Painted GYP	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Video/Intercom to Main Office	None (no main office in building B)	No Action Required	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule, non-secured entrance. No ADA push button	Recommend providing ADA push button access at each entrance.	0	OB	I
		Recommend creating a secured entry into building B by providing a sequence of lock / buzz-in entry devices	0	OB	I
Door Access Control (FOB / Prox Card)	None	No Action Required	–	–	–
Door Hardware	Aluminum, ADA/Code compliant hardware. One set of vestibule doors have a crash bar, the other set does not and requires one	Provide crash bar egress hardware at set of vestibule doors where it is missing.	0	OB	I
<i>(Refer to Building Exterior - Main Entry Doors for add'l info)</i>					
Main Lobby - Original Building (building A)					
Floor & Base Finish Materials	Porcelain floor tile with marble stone base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted plaster with painted wood trim in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x2 ACT in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	None	No Action Required	–	–	–
Display Cases	Four tall glass display cases trimmed in stained wood. Display cases are in fair condition. Wood trim shows signs of scratches and dents.	Sand down and refinish wood trim on all four display cases.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
AV and Interactive Systems	None	No Action Required	–	–	–
Main Lobby -Addition (building B)					
Floor & Base Finish Materials	Porcelain floor tile with marble stone base in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Exposed brick veneer, painted concrete, painted GYP. All in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x2 ACT in poor condition. Painted GYP in good condition	Replace ceiling with new 2x2 ACT ceiling complete	2	ESL	S
		Recommend re-painting as part of standard maintenance practice	3	ESL	L
Visual Display Surfaces	Glass framed tack board, wall mounted flat screen TV, all in good condition	No Action Required	3	ESL	N/A
Display Cases	A mix of wall mounted glass display cases trimmed in wood, glass trophy display floor units, nailer trim floor mounting plaques. All in varying size, age, and condition	No Action Required	3	ESL	N/A
AV and Interactive Systems	None	No Action Required	–	–	–
Corridors (building A)					
Floor & Base Finish Materials	A mix of VCT and porcelain floor tile, all with painted wood base	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Sand and repaint wood trim complete.	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Lockers	Single tier, vented, metal lockers with separate book cubbie above and sloped tops. Lockers are in fair condition. Locker bases and lockers at the ends of rows are in poor shape.	Recommend replacing with painted metal lockers complete.	3	ESL	L
Transoms and Borrowed Lights	A mix of painted wood framed and painted HM framed with wire safety glass all in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating. Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	Recommend providing sprinkler system	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames. Half glass door, divided into three horizontal single panes, some with wired glazing. Doors are not rated and do not have closers or hold opens Doors are worn and approaching end of life. Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Replace all wood veneer doors. Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	ESL	L
Doors within Corridors (rating, closers, hold-opens, swing, widths)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames. Half glass door, divided into three horizontal single panes, some with wired glazing. Doors are not rated and do not have closers or hold opens Doors are worn and approaching end of life. Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Replace all wood veneer doors. Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	ESL	L
Wall Projecting Objects	None	No Action Required	–	–	–
Drinking Fountains	ADA compliant drinking fountains in good condition	No Action Required	3	ESL	N/A
Corridors (building B)					
Floor & Base Finish Materials	A mix of VCT and porcelain floor tile, all with resilient rubber wall base	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	3	ESL	L
Wall Finish Materials	A mix of exposed brick veneer, painted GYP, and painted CMU block. All in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Lockers	None	No Action Required	–	–	–
Transoms and Borrowed Lights	Borrowed lites are painted HM frame with wired safety glass. All in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Apparent Rated Corridor Construction	It is likely the existing construction provides a minimum of 1HR rating. Corridors are sprinkled and walls are made of CMU block or masonry veneer.	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers and hold opens (with the exception of classroom doors) mix of flush doors and half glazed doors with safety glazing	Provide closers at classroom doors	0	OB	I
Doors within Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers / No hold-opens / mix of flush doors and half glazed doors with safety glazing	Provide closers at classroom doors	0	OB	I
Wall Projecting Objects / Clearance Notes	Classroom doors currently swing into the path of egress by half the total egress width.	Recommend doing a code evaluation of building "B" to determine if the classroom doors can swing into the classroom.	0	OB	I
Drinking Fountains	No drinking fountains in corridors	Provide ADA compliant fountains on each level of building B	0	OB	S
Interior Signage					
Materials	A mix of plastic and plastic mounted on wood.	No Action Required	–	–	–
At Code Required Locations?	Location of signs appear to be in code compliant locations	No Action Required	–	–	–
Accessibility Compliance	Signs appear to meet accessibility requirements	No Action Required	–	–	–
Stairs and Exits (building A)					
Floor & Base Finish Materials	VCT with resilient rubber wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	Painted plaster and painted GYP	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Tread & Riser Height Uniformity and Nosing Compliance	Compliant, metal treads and nosing	No Action Required	3	ESL	N/A
Guardrails (height, sphere)	Painted wood rail in fair condition	Recommend stripping down and re-staining wood handrails	3	ESL	L
Handrails (height, extensions, profile)	Painted wood rail in fair condition. Missing handrails or extensions in some areas.	Recommend stripping down and re-staining wood handrails. Recommend providing missing handrails and or extensions using painted round metal handrail at required heights	0	OB	I
Landing Clearances	Compliant	No Action Required	–	–	–
Minimum Headroom	Compliant	No Action Required	–	–	–
Presence of Storage Beneath Stairs	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Stairs and Exits (building B)					
Floor & Base Finish Materials	VCT with resilient rubber wall base	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted GYP and painted CMU block. All in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Tread & Riser Height Uniformity and Nosing Compliance	Compliant, metal treads and nosing	No Action Required	3	ESL	N/A
Guardrails (height, sphere)	Painted round metal pipe. Appears to be compliant	No Action Required	–	–	–
Handrails (height, extensions, profile)	Painted round metal pipe. Appears to be compliant	No Action Required	–	–	–
Landing Clearances	Compliant	No Action Required	–	–	–
Minimum Headroom	Compliant	No Action Required	–	–	–
Presence of Storage Beneath Stairs	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Elevators and Lifts (building A)					
Elevator Finish Materials	Rubber floor, plastic laminate phenolic panels, plastic light grid ceiling. All in good condition.	No Action Required	3	ESL	N/A
Cab Size (Gurney)	48"x66" (non-gurney)	No Action Required	–	–	–
Weight Capacity	2000 LBS (125 FPM)	No Action Required	–	–	–
Number of Stops	4 stops	No Action Required	–	–	–
Chairlift (finish materials, platform size, clearances)	Two chairlifts in building. 36"x48" painted metal w/ slip resistant floor finish. Adequate clearance, lifts are in good condition and working order.	No Action Required	3	ESL	N/A
Elevators and Lifts (building B)					
Elevator Finish Materials	Coin-grip PVC flooring. Plastic laminate wall panels with wood grain print, protected by fabric blankets suspended at the cab perimeter. Illuminated polycarbonate mesh grid ceiling panels. Steel floor base. Door and frame materials are painted HM. All are in fair condition.	No Action Required	3	ESL	N/A
Cab Size (Gurney)	Service elevator: 6'-8" x 4'-9" Lobby elevator: 5'-8" x 4'-3"	No Action Required	–	–	–
Weight Capacity	Service elevator: 3000 lbs. Lobby elevator: 2100 lbs.	No Action Required	–	–	–

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Number of Stops	3	No Action Required	–	–	–
Chairlift (finish materials, platform size, clearances)					
Kindergarten Classrooms					
Kindergarten Toilet Rooms					
General Purpose Classrooms (building A)					
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Replace broadloom carpet in some classrooms with carpet tile.	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	A majority of the instructional spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector. Some classrooms have smart boards. All in good condition.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
General Purpose Classrooms (building B)					
Floor & Base Finish Materials	VCT with resilient rubber wall base, all in good condition	Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
Wall Finish Materials	Painted GYP and painted CMU block. All in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Casework	A mix of metal and plastic laminate casework in varying condition and size.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	S
Visual Display Surfaces	A majority of the instructional spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	A mix of ceiling mounted projectors or smart TV's	Recommend planning for a consistent technology approach for all classrooms	3	ESL	L
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. Doors are narrow lite with wire mesh safety glass.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Door Hardware	Compliant hardware, aluminum.	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Other observations	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	S
Science Classrooms (building A)					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	VCT with painted wood base. VCT is in varying age and condition. Some areas of VCT appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	1	OB	I
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Casework	Plastic laminate science casework with lab quality black laminate on all surfaces. Condition of casework varies from failing to fair.	Recommend replacing all casework in four of the science labs complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	0	OB	I
Lab Benches	Wood lab benches with lab quality black laminate in poor condition. Lab benches located in some of the science classrooms.	Recommend replacing all lab benches in four of the science labs complete. Replace with wood benches with black phenolic tops.	1	OB	I
Emergency Shower and Eyewash	Emergency shower and eye wash provided in some of the labs	No Action Required	3	ESL	N/A
Fume Hoods	Fume hoods provided in some of the labs	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sinks (ADA compliance)	Sinks provided in labs. Non-ADA because of height and lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described above.	0	OB	1
Gas Service and Emergency Shutoffs	Gas provided, no emergency shut off visible				
Non-potable Water Service	None	No Action Required	–	–	–
Compressed Air	None	No Action Required	–	–	–
Visual Display Surfaces	A majority of the instructional spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
AV and Interactive Systems	Ceiling mounted projector	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Science Prep Rooms (building A)					
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	A mix of Plastic laminate and wood science casework with lab quality black laminate on most flat surfaces, wood counters on others. Varying condition of casework	Recommend replacing all casework in science prep rooms complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	2	ESL	S
Chemical Storage	Chemical storage provided in some prep rooms	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Family & Consumer Science					
Floor & Base Finish Materials	VCT with resilient wall base in fair condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Recommend replacing wall base with resilient rubber wall base on all walls.	2	ESL	S
Wall Finish Materials	Painted GYP and painted brick veneer in fair condition	Recommend patching, sanding, and repainting all surfaces.	2	ESL	S
Ceiling Finish Materials	2x4 ACT with small portion of GYP ceiling along window. All in fair condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling complete.	2	ESL	S
		Recommend patch/sand/and repainting gyp ceiling complete.	2	ESL	S

DEERING HIGH SCHOOL
Detailed Existing Conditions Documentation

LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	A mix of residential grade kitchen casework, plastic laminate, and wood casework of varying age and condition. Not at ADA height and no knee clearance.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.	0	OB	I
Visual Display Surfaces	A mix of whiteboards and tackboards in varying age and condition	Recommend replacing whiteboard with 12' wall mounted whiteboard	1	OB	I
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. Doors are dated and approaching end of life.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Art Classrooms					
Floor & Base Finish Materials	A mic of VCT and painted wood floors, all with painted wood base. Wood floors are warped and do not provide a level / uniform surface. Floors in varying age and condition	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	Painted Gyp and plaster ceilings.	Recommend re-painting as part of standard maintenance practice	3	ESL	L

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LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	A majority of the instructional spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Sinks (ADA compliance)	Sinks provided but are non-ADA because of height and lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described above.	0	OB	1
AV and Interactive Systems	Ceiling mounted projectors and wall mounted TV's	No Action Required	3	ESL	N/A
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	I
Dark Room	None	No Action Required	–	–	–
Pottery Wheels / Other	Pottery wheels in good condition.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Other observations	Both Art rooms have an "upper" level that is currently used by students. Upper levels contain areas of low ceilings, non-code compliant rails at each stair, and the entire upper level is not accessible.	Recommend providing code compliant railings to each stair. Railings to be painted round metal hand rails with required extensions beyond top and bottom of stairs.	0	OB	I
		Recommend providing chair lift to make upper levels accessible to all students.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
	Each Art room has an exterior door for roof access. Doors were easily accessible and not locked allowing students quick access to the roof. It was observed that a teacher had a bicycle stored on the roof.	Recommend keeping roof access doors locked at all times allowing only maintenance staff access to the roof.	0	OB	I
Technology Classrooms					
Floor & Base Finish Materials	Broadloom carpet with rubber base in good condition	Recommend replacing broadloom carpet with carpet tile.	3	ESL	L
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x2 ACT ceiling in good condition	No Action Required	4	N	N/A
Casework	None	No Action Required	–	–	–
Visual Display Surfaces	A majority of the instructional spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector, student computer stations, green room/ podcast broadcasting room	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Special Education Classrooms					
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Replace broadloom carpet with carpet tile.	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	A majority of the instructional spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Ceiling mounted projector. Some classrooms have smart boards. All in good condition.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Performing Arts - Auditorium					
General	Budget for general renovations and upgrades		-	-	L
Floor & Base Finish Materials	Broadloom carpet with painted exposed concrete under the seating areas. Painted wood base board in good condition	Repaint exposed concrete floors under seating areas of both main level and balcony.	1	END	I
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	Painted plaster with wood trim. Ceilings are in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Seating Area Layout (flat, sloped, aisles)	Sloped seating with aisles	No Action Required	–	–	–
Seating Type	Folding auditorium seats with wood arms and fabric backing / seating. Chair finish is in fair condition	Recommend replacing seats complete with folding, auditorium style seats with wood arms and fabric backing and seat.	3	ESL	L
Acoustical Treatments	Large areas of wall mounted painted perforated panels in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Theatrical Lighting	Theatrical lighting appears to be in good condition and working order.	No Action Required	3	ESL	N/A
House Lighting	House lighting appears to be in good condition and working order.	No Action Required	3	ESL	N/A
AV Systems	Wall mounted speakers, ceiling mounted projector, and drop down projector screen	No Action Required	3	ESL	N/A
Assistive Listening	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Performing Arts - Stage					
Floor & Base Finish Materials	Wood paneled stage flooring system, with vented wood base	Repaint floors complete.	2	END	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	Painted plaster ceilings in poor / failing condition.	Recommend removing all peeling paint complete and then patch, sand, paint all ceilings and trim above the stage.	1	OB	I
Acoustical Treatments	None on stage, acoustical treatment is provided in the seating area	No Action Required	–	–	–
Theatrical Lighting	Theatrical lighting appears to be in good condition and working order.	No Action Required	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Contains proscenium, wings, and back of house curtains. All in good condition	No Action Required	3	ESL	N/A
Rigging	Rigging is in good condition	No Action Required	3	ESL	N/A
Stage Accessibility	Stage is accessible via chair lift at side of stage	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–

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LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Performing Arts - Music Rooms					
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all with resilient rubber wall base. Flooring in varying condition and age.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Recommend replacing broadloom carpet with carpet tile.	3	ESL	L
Wall Finish Materials	A mix of painted masonry and painted gyp / plaster. All wall finishes are in poor condition with isolated areas of heavy damage.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Acoustical Treatments	A mix of 2x2 and 2x4 painted tectum panels (both wall and ceiling mounted) in good condition	No Action Required	3	ESL	N/A
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	Wall mounted whiteboards of varying size	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	Wall mounted TV	No Action Required	3	ESL	N/A
Assistive Listening	None	No Action Required	–	–	–
Practice Rooms	Music suite has three isolated practice room units with full glass doors. Units are in good condition.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–

Library / Media Center					
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with resilient rubber wall base. Some areas of stain on the carpet, other then that the carpet is in good condition	Recommend shampooing carpet as part of standard maintenance practice	3	ESL	S
		Recommend replacing VCT tile in storage room with quartz floor tile or an equivalent non-wax finish floor.	2	END	S
Wall Finish Materials	Painted GYP, exposed brick veneer, painted CMU block.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT with small portion of GYP ceiling along window. All in fair condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling complete.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Stacks	Metal stacks with wood veneer end caps in good condition.	No Action Required	3	ESL	N/A
Carrels	Wood veneer carrels (9 total) in good condition	No Action Required	3	ESL	N/A
Shelves	Wood veneer shelves in varying size, all in good condition	No Action Required	3	ESL	N/A
Circulation Desk	Circulation desk is a mix of wood veneer top with plastic laminate base in good condition	No Action Required	3	ESL	N/A
Visual Display Surfaces	None	No Action Required	–	–	–
Sinks (ADA compliance)	Stainless steel counter mounted sink, Non-ADA	Recommend replacing sink and casework with ADA compliant casework and sink configuration. Plastic laminate finish to match other plastic laminate casework in the same room.	0	OB	I
Workroom / Staff Areas	Library has work room of similar finish and condition of main library space	Similar recommendations of finishes as stated above	3	ESL	L
AV and Interactive Systems	Wall mounted TV in good condition	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. Doors are a mix of full lite, narrow lite, and flush.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Other observations	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	S

Gymnasium					
Floor & Base Finish Materials	Transparent finish wood floor in good condition - Wood base (not vented) base is in poor condition. Areas of recessed walk-off mat in good condition	Remove wood base complete and replace with resilient vented cove base.	1	END	S
		Continue maintaining floor as part of standard maintenance practice	3	ESL	L

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU block with isolated areas of damage	Recommend patching damaged areas of CMU and replacing with CMU block / paint to match existing.	2	ESL	S
		Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	Exposed painted structure with painted tectum deck	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Wall Pads	Wall mounted wall pads located behind two hoops at main basketball court. Pads are in good condition.	Recommend providing wall pads at walls behind two hoops, next to two main basketball hoops, for added protection.	0	OB	I
Acoustical Treatments	None	No Action Required	–	–	–
Drinking Fountains	(2) recessed water fountains, Non-ADA, dated and in poor condition.	Recommend removing current drinking fountains and replacing them with current, ADA compliant drinking fountain. Patch wall where original drinking fountains were located.	0	OB	I
Backstops (quantity, mounting type, manual/motorized)	(6) ceiling mounted, manually operated back stops in good condition	No Action Required	3	ESL	N/A
Scoreboard and Time Clocks	Wall mounted elec. Scoreboard and time clock in good condition	No Action Required	3	ESL	N/A
Bleachers	Wood telescoping bleachers in fair condition and working order. Obvious signs of wear and tear, recommending replacing in future renovations.	Recommend replacing bleachers complete in the next 20 years with a more resilient bleacher (plastic seats) and ADA grab bars in center walkways.	3	ESL	L
Dividing Curtains	Dividing curtain, ceiling mounted in good condition	No Action Required	3	ESL	N/A
Rock Climbing Wall	None	No Action Required	–	–	–
Climbing Ropes	None	No Action Required	–	–	–
Visual Display Surfaces	None	No Action Required	–	–	–
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. Doors are a mix of full lite, narrow lite, and flush.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Door Hardware	Compliant hardware, aluminum. Egress doors have crash bar exit devices.	No Action Required	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Natatorium	NONE				
Weight Room / Fitness Room					
Floor & Base Finish Materials	Sheet rubber athletic flooring with resilient rubber wall base, all in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted CMU / brick veneer and painted GYP	Recommend patching, sanding, and repainting all surfaces.	2	ESL	S
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling complete.	2	ESL	S

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LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Mirrors	None	No Action Required	–	–	–
Equipment (FF&E)	Gym equipment varies in age but all in good condition and working order	No Action Required	3	ESL	N/A
Visual Display Surfaces	Wall mounted white boards and chalkboards in good condition	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
AV and Interactive Systems	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	Painted wood doors with painted hollow metal frames. Doors are dated and approaching end of life.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Locker Rooms					
Floor & Base Finish Materials	Ceramic wall tile in varying age and condition. Ceramic wall base in poor condition.	Remove all wall base and replace with ceramic wall base complete.	2	END	S
Wall Finish Materials	Painted CMU block	Recommend re-painting as part of standard maintenance practice	3	ESL	L
		Repair, patch, sand, and paint areas of damaged CMU block spread out around the locker room area.	2	ESL	S
Ceiling Finish Materials	2x4 ACT ceiling in fair condition. Several areas of broken tile and ceiling grid	Recommend replacing 2x4 ACT ceiling with resilient painted gyp ceiling	2	ESL	S
Lockers (Material, Vented, ADA)	A variety of single tier and double tier painted metal lockers with extruded metal mesh doors. Lockers are rusting, dented, and several doors have been broken and replaced with plywood doors. All lockers are in poor condition.	Recommend removing and replacing all lockers complete. Replace with single tier and double tier, vented metal lockers with sloped tops.	1	2	ESL
Shower Configuration (Gang, Stalls)	Open gang showers (mens) - Pedestal gang showers with curtains (womens). Finishes are in poor condition	See above notes for recommendations on finishes	2	ESL	S
Level of Privacy	Low level of privacy. Gang configuration of both showers. Mens room has no private shower stalls, womens gang shower has been renovated with private CMU shower stalls with curtains and modified shower pedestals with partitions and curtains.	Recommend renovating gang shower areas to provide private shower stalls w/ private changing areas.	0	OB	I
Plumbing Fixtures	A mix of wall mounted shower heads/ controls and stainless steel pedestal showers.	See above notes for recommendations	0	OB	I
Changing Area (Private or Open)	Open changing area configuration	See above notes for recommendations on finishes	2	ESL	S

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Level of Privacy	No privacy in changing areas.	Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas.	0	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Gang showers are not accessible (tall transition between gang shower floor and locker room floor). All other areas and accessories are accessible.	Recommend resolving ADA issue at shower floor transition during gang shower renovations	0	OB	I
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. Doors are a mix of full lite, narrow lite, and flush. All glass in locker rooms are wire safety glass	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Locker Area Toilet Rooms					
Floor & Base Finish Materials	SEE LOCKER ROOM NOTES				
Wall Finish Materials					
Ceiling Finish Materials					
Toilet Partitions	A mix of plastic laminate phenolic panels and enamel painted metal stalls. Phenolic panels are in good condition, metal panels are in fair condition with a few dents and scratches.	Recommend replacing stalls with new toilet compartments (phenolic) during the gang shower and gang changing area renovations to match finishes throughout the locker rooms.	3	ESL	L
Plumbing Fixtures	The water closets are wall mounted vitreous china with manual flush valves. Lavatories are wall hung vitreous china	No Action Required	3	ESL	N/A
Mirrors	Wall hung mirrors	No Action Required	3	ESL	N/A
Accessories	Yes, ADA compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	SEE LOCKER ROOM NOTES				
Door Hardware					
Door Widths and Clearances					
Cafeteria					
Floor & Base Finish Materials	VCT with resilient rubber wall base. VCT tile has signs of multiple patch jobs and does not have a consistent finish.	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	2	ESL	S
Wall Finish Materials	Exposed brick veneer, Painted GYP, and painted CMU block.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x2 ACT ceiling tile in poor fair condition	Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete	2	ESL	S

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Casework	None	No Action Required	–	–	–
Visual Display Surfaces	Wall mounted tackboard in good condition	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
Drinking Fountains	None	No Action Required	–	–	–
Acoustical Treatments	None	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of wood veneer doors with hollow metal frames, painted wood doors with painted hollow metal frames, and painted metal doors with painted hollow metal frames. A mix of narrow lite, flush, and full lite doors.	Recommend re-painting metal doors and wood doors (not wood veneer door) as part of standard maintenance practice	3	ESL	L
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Other observations	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	S
Kitchen and Servery					
	(See Food Service Below)				
General	Budget for Upgrades / Renovations		-	-	L
Floor & Base Finish Materials	A mix of VCT with resilient wall base, quarry tile floor with quarry tile wall base, and raw concrete floor with no wall base. All floors are in fair condition, grout lines on quarry tile are dirty and stained.	Recommend regrouting floor tiles and wall base as part of standard maintenance practice.	3	ESL	L
		Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	3	ESL	L
Wall Finish Materials	Painted CMU and painted gyp, all in good condition.	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x4 ACT ceiling in good condition	Recommend replacing ceiling as part of standard maintenance practice	3	ESL	L
Overhead or Counter Doors	(4) overhead coiling doors, aluminum. All in good condition and working order.	No Action Required	3	ESL	N/A
Serving Line Circulation Pattern	Single line circulation pattern	No Action Required	–	–	–
Food Service Equipment	Food service equipment appears to be in good condition and working order.	No Action Required	3	ESL	N/A
Washable or disposable plate ware, utensils, trays	Washable	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, carpet tile, and painted wood floor. Wall base is a mix of painted wood base or resilient rubber wall base. Broadloom carpet and VCT are in fair condition, wood base is in fair condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
		Recommend replacing broadloom carpet with carpet tile.	2	ESL	S
		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	A mix of 2x2 ACT in good condition and 2x4 ACT in poor condition.	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling complete.	2	ESL	S
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L
Visual Display Surfaces	A majority of the staff work spaces have a mix of tackboards, white boards, and chalkboards (or chalkboard covered with whiteboard laminate). Whiteboard laminate is of poor quality and is in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	S
Sinks (ADA compliance)	None	No Action Required	–	–	–
AV and Interactive Systems	None	No Action Required	–	–	–
Workstations (FF&E)	A variety of FFE workstations and wood workstations.	No Action Required	3	ESL	N/A

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Nurse and Health					
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is in fair condition and showing heavy signs of wear and tear.	Recommend replacing broadloom carpet with carpet tile.	2	ESL	S
Wall Finish Materials	Exposed brick veneer, Painted GYP, and painted CMU block. Some partitions are temporary and do not extend to the underside of roof / floor structure (non-acoustic).	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	2x2 ACT ceiling tile in poor fair condition	Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete	2	ESL	S
Casework	Two way (looks into corridor) glass display case trimmed in wood with wood shelves	No Action Required	3	ESL	N/A
Visual Display Surfaces	Wall mounted tackboard in good condition	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required	–	–	–
Privacy Curtains (no. of rest areas)	Two separated privacy rooms (non-acoustic walls). Recently added, doors and finishes are in good condition.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of new wood veneer doors with hollow metal frames and painted metal doors with painted hollow metal frames. A mix of narrow lite, flush, and full lite doors.	Recommend re-painting metal doors as part of standard maintenance practice	3	ESL	L
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Other observations	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	S
Administration Office Area					
Floor & Base Finish Materials	Carpet tile with painted wood base. All in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Painted gyp and plaster all in good condition.	Recommend re-painting as part of standard maintenance practice	3	ESL	L

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4 - Excellent - New		

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ceiling Finish Materials	2x2 ACT ceiling in good condition	No Action Required	3	ESL	N/A
Casework	A mix of wood and plastic laminate, all in good condition.	No Action Required	3	ESL	N/A
Visual Display Surfaces	A mix of wall mounted tackboards and whiteboards. All in good condition	No Action Required	3	ESL	N/A
Reception / Waiting (location, no. of seats)	Reception and waiting located right at main entrance to the building. Three seats located in waiting area.	No Action Required	3	ESL	N/A
Conference Room	Conference room located in Building "B." Finishes are in good condition	No Action Required	3	ESL	N/A
Workstations (FF&E)	Varying FFE type workstations in a variety of age and condition	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic floor tile with ceramic wall tile base. All in good condition	No Action Required	3	ESL	N/A
Wall Finish Materials	Ceramic wall tile up to 60" AFF with painted gyp and plaster above. Painted gyp and plaster in poor condition	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Toilet Partitions	Plastic laminate phenolic panels in good condition	No Action Required	3	ESL	N/A
Plumbing Fixtures	The water closets are predominately floor mounted vitreous china with manual flush valves. Urinals are wall hung vitreous china with manually operated flush valves. Lavatories are wall mounted, ADA compliant, vitreous	No Action Required	3	ESL	N/A
Mirrors	None	No Action Required	–	–	–
Accessories	Yes, ADA compliant	No Action Required	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant	No Action Required	–	–	–
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S

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4 - Excellent - New		

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–
Staff Toilets					
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish	2	ESL	S
Wall Finish Materials	Painted gyp / plaster with painted wood trim. All wall finishes are in poor condition with isolated areas of heavy damage. Walls have a wood floor base in poor condition.	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Sand and paint all wood trim including wood floor base.	1	END	I
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	S
Toilet Partitions	None	No Action Required	–	–	–
Plumbing Fixtures	The water closets are predominately floor mounted vitreous china with manual flush valves. Lavatories are wall mounted, ADA compliant, vitreous china.	No Action Required	3	ESL	N/A
Mirrors	Varies, not all bathrooms are the same. Some have mirrors and some do not.	See below for recommendations on staff toilet	0	OB	I
Accessories	Varies, not all bathrooms are the same. Some have ADA compliant accessories and some do not.	See below for recommendations on staff toilet	0	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Some staff toilets are ADA compliant due to accessories, fixture heights, and room size; but most are not.	Recommend providing (2) centrally located staff toilets on each floor that meet all ADA and code requirements	0	OB	I
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–

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

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Other observations	Staff toilets are scattered throughout the school in varying finishes and sizes (some are ADA compliant but most are not).				
Mechanical and Service Spaces					
Floor & Base Finish Materials	A mix of VCT and painted exposed concrete, all with resilient rubber wall base. VCT is in good condition, painted concrete floor is in poor condition.	Recommend removing all paint from concrete floor, infilling areas of damaged or cracked floor with cementitious self leveler, and providing a floor finish of quartz tile or an equivalent non-waxable finish floor.	2	END	S
Wall Finish Materials	A mix of exposed brick veneer, painted GYP, and painted CMU block. All in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L
Ceiling Finish Materials	Non-painted exposed structure	No Action Required	3	ESL	N/A
Sinks	Yes, floor mounted mop sink in good condition	No Action Required	3	ESL	N/A
Tool and Supply Storage	Separate and lockable tool storage and supply area	No Action Required	3	ESL	N/A
Equipment Housekeeping Pads	Area for house keeping pads	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames.	Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	I
Door Widths and Clearances	Compliant	No Action Required	–	–	–

FOOD SERVICE					
Floor Finish & Base Materials	See notes for kitchen / servery				
Wall Finish Materials					
Ceiling Finish Materials					
Serving Line					
Food Service Equipment					
Exhaust Hood	Sprinkled exhaust hood in good condition	No Action Required	3	ESL	N/A
Walk-In Units	(1) fridge and (1) freezer in good condition and working order	No Action Required	3	ESL	N/A
Overhead or Counter Doors	See notes for kitchen / servery				
Serving Line Circulation Pattern					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Floor Sink in separate area	Floor sink in separate custodial area	No Action Required	–	–	–
3-pot sink	Stainless steel 3-pot sink in good condition and working order	No Action Required	3	ESL	N/A
Handwash sinks	Stainless steel hand washing stations throughout. In good condition	No Action Required	3	ESL	N/A

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
FIRE PROTECTION					
Fire Service	Municipal Water Supply		3	END	S
Type of Sprinkler System	Automatic Sprinkler 1981 Addition Lobby Only---All other areas of school are not covered.	New NFPA-13 100% complete system planned for installation in year 2017			
Cross Connection Prevention	Single check Back Flow Testable	Will be replaced with new NFPA 13 system in year 2017			
Sprinklers	Pendant	None	3	ESL	S
Special Systems	NA				
Fire Department Connection	NA				
Misc. Fire Protection	NA				
Ansul Hood	NA				
PLUMBING					
Water Service	Municiple Water Supply w/Single Check Testable Backflow	Upgrade Backflow Protection to current municiple requirements	2	END	S
Cold Water System	3" (To Confirm)	No Action Required	3	ESL	L
Hot Water System	Generated via Boilers via steam to DHW maker & storage. Mislc electric 40 gal. DHW units for summer use	Upgrade with 80 gallon condensing gas fired DHW Maker/storage in original building.	1	END	I
Sanitary Waste and Vent System	Cast iron and PVC	Replace in original building	3	ESL	L
Storm Drain System	Cast iron and PVC	Replace in original building	3	ESL	L
Plumbing Fixtures	Recently installed low flow fixtures at most toilet rooms	No Action Required	3	ESL	L
Drinking Fountains / Water Coolers	Mostly upgraded some w/ bottle fills	No Action Required	3	ESL	L
Natural Gas	Yes--entrance at boiler room.	No Action Required	3	ESL	N/A
Kitchen Gas Service & Shut-Offs					
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Gas		3	ESL	N/A
Heating Plant	The Steam boiler plant was replaced in 2014 with (3) Hurst Firetube Series 500 boilers. Gross output is 2,678 MBH per boiler. Existing breeching was reused. Combustion air supplied via combustion air fan (VFD). A steam to hot water convertor supplies hot water to the 1981 additon via vertical inline pumps. Steam heating supplies the original building. Heating hot water and domestic CW piping serves the 1981 additon via underground piping.	Replace existng steam boielers with (2) 3,500MBH condensing hot water boilers at time of building steam to hot water conversion.	4	N	S
Air Conditioning (Yes/No/Limited)	Limited where required				
Cooling Plant	N/A				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Air Handling Unit Systems (1981 Asddition)	1981 Addition (Hot Water): Gym roof top ERUs were not operating. The wheels are plugged with debris and rusty and at end of service life. All indoor H & V units as well are at end of service life.	1981: Repair and cleanERUs and recommission to operate (year 0) Requires replacement (Years 1-5) Rplace all indoor H & V (AHU) units.	1	END	I & S
Air Handling Unit Systems (Original Building)	Original Building: Indoor AHUs operating H & V units only with economizer cooling.	Replace indoor H & V (AHU) units with new HW units. Replace Exhaust Fans	2	END	S
Pumps (1981 Additon)	Original vintage pumps, reset water via 3-way valve	Replace Pumps with new VFD pumps.	2	END	S
Pumps (Original Building)	Steam condensate return units and boiler feed tank, pumps, controls	Replace boiler feed tank, pumps, and conttols at end of service life-may fail. Install new HW pumps at time of steam to HW conversion.	1	END	I & S
Terminal Unit Systems & Air Systems	Fintube, CUHs, & Classroom Unit Ventialtors at end of service life.	Replace systems with fintube and CUHs--ventilation thru ducted AHUs listed above.	2	END	S
Exhaust Systems	EFs operating but vintage. All system are at end of service life.	Replace EFs.	2	END	S
Piping System	1981 addition is satisfactory. Original school steam and condensate piping is vintage with steam trap and manual control valve maintenance.	Steam heating sytem serving original building and underground to Longfellow is at end of service life--underground near failure.	2	END	S
Automatic Temperature Controls	Mostly pneumatics. Aged system w/air leaks	Replace controls with new electric DDC system	2	END	S
Natatorium Systems	NA				

ELECTRICAL					
Service	Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design.	Update service to padmount transformer arrangement. Upgrade service to 480/277V as part of any planned facility renovations. This work should include Providing a separate utility electric meter for the leased cellular equipment area in the attic.		OB	L
Wiring	Building wire in conduit		3	ESL	
Equipment	1983 vintage GE switchboard	As a maintenance item, perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Switchboard will need to be replaced within 10 years.	2	END	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Rating	1600A, 208/120V 3-phase, 4-wire				
Distribution System	1983 Addition feeder voltage is stepped up to 600V via a 300kVA transformer located in the main electric room, then stepped back down to 208/120V via a second 300kVA transformer located in the 1983 building electric room.	Delete 600V transformers and provide a 480V feeder to the 1983 building as part of service entrance upgrades recommended above.	3	END	S
Panels	Panels are primarily a mixture of Square D panelboards that were installed in the Summer of 2016 to replace obsolete panelboards and 1983 vintage GE panelboards that are nearing the end of their anticipated useful life. It appears that the new panels were connected to the existing feeders. A couple of obsolete panelboards remain to be replaced. Light-commercial-grade loadcenters are in use in the MDF room, cellular phone equipment room, and Boiler Room. Some corridor panelboards are mounted higher than would be permitted by current code.	1983 vintage panels and light-commercial-grade load centers should be replaced with modern panelboards. Panelboards that are mounted higher than permitted by NEC should be relocated.	2	END	S
Motor Controls					
Wiring	Building wire in conduit		3	ESL	
Branch Circuits	Based on what can be seen from a visual inspection, branch-circuit wiring appears to be a mix of building wire in conduit and MC cable. The wiring varies in age an condition. Some very old cloth covered wire in conduit was noted at an open junction box in the attic. It was also noted that extension cords are in use in the boiler room for chemical feed pumps due to the receptacles intended to serve the pumps being improperly located. Abandoned wiring was observed at a wall abutting the electric room and in the attic above the old gymnasium.	Any cloth wiring that remains should be updated to modern type THHN/THWN building wire in conduit or MC cable. Receptacles should be located appropriately to eliminate the need for extension cords.	2	END	
Site Lighting (type & material)	Pole-mounted lights are leased from the utility company.				
Exterior Building Lighting	Building mounted lighting is mostly LED wall packs with full-cutoff optics, although some HID or compact fluorescent outdoor lighting remains, such as at the main entrance. Some walkways and outdoor areas do not appear to be illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES.	2	END	S
Interior Lighting					
Classrooms	Primarily a mix of recessed lens troffers and surface mounted wraparound style fluorescent fixtures. Old louvered linear classroom fixtures remain in some rooms. Fixtures utilize T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L
Offices	Mix of recessed lens troffers and wraparound fluorescent fixtures. Fixtures utilize T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L
Corridors	Mix of recessed lens troffers and wraparound fluorescent fixtures. Fixtures generally utilize T8 lamps, although some stairway fixtures have been updated to LED.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Toilets	Mixed fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Mech/Storage	Mix of fluorescent strips, wraparounds, and industrial fixtures.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L
Assembly	Performance lighting is 2012 vintage LED, but house lights are very old pendant fixtures. Theatrical dimming control is provided by ETC Smartpack dimmers that are relatively new but are not mounted in an appropriate rack.	Update house lighting fixtures. Provide suitable rack for theatrical dimming controls	2	OB	L
Gym	T8 Fluorescent high-bays. Illumination level is approximately 17 footcandles average at 3' above the playing surface. IES recommended illumination level for high-school basketball and volleyball with some spectator capacity is 50 fc average at 3' above the playing surface.	Update lighting to LED that provides illumination levels as recommended by IES.	2	ESL	I
Emergency Power	A small Briggs & Stratton 240/120V single phase generator provides backup power to the Data Center.	The generator will need to be replaced within 20 years	3	ESL	L
Life Safety					
Fire Alarm	The fire alarm control panel panel is a 1980's vintage conventional zoned panel that is obsolete. Heat detectors protect most areas, although some attic spaces that have no sprinkler protection also have no automatic fire detection. Many manual pull stations are not located as would be required by current current code. Occupant notification generally does not comply with ADA or current standards.	Udate to fully addressable system.	1	OB	I
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup are located appropriately for most exits, although some exits have signs that are not illuminated in the lower level fitness area.	Replace older units as they fail. Provide outdoor emergency lighting at building exits. Add LED illuminated exits with integral battery backup in lower level fitness area.	2	ESL	S
Lightning Protection	N/A				
Intercom/Paging System	A TOA 900 series amplifier powers paging speakers. System is integrated with VOIP phone system, which is utilized for intercom.		3	ESL	
Phone System (& Service)	4" underground telephone service conduit. Cisco VOIP phone system.		3	ESL	
Clock System	The school is equipped with a Dukane master clock, but non-system battery clocks are in use in many areas due to failures. A network-connected programmable elay operates program bells.	Utilize battery clocks	1	OB	
Cable (& Service)					
Data System (& Service)					
WIFI	Available throughout		3	ESL	
Technology / AV Systems (Classrooms)	Approximately half of classrooms are equipped with ceiling mounted projectors. The remainder utilize projectors on carts.	Provide projectors in all classrooms	2	ESL	S

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

SECURITY					
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors	0	OB	L
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	All rooms off of corridor, except bathrooms, are lockable from the interior via a key carried by all staff and faculty.		–	–	–
Sightlines between Main Entry and Main Office	Good sightlines between main office and main entrance	resolve as part of renovations	–	–	–
Intrusion Alarm System	2012 vintage bosch with wireless motion detectors. System is integrated with district-wide network.		3	ESL	
Security Camera System	20 interior and exterior POE network cameras.		3	ESL	
Web-based? (Police Access?)	Web based, no direct police access				
Exterior Coverage (Playgrounds, Site)	Yes				
Entrances	School is equipped with (5) video intercom door stations ti (3) network phones the Security Office, Main Office, and AP Office. Video is saved to DVR system.				
Exterior Emergency Doors	None				
Interior (Corridors, Common Areas)	None				
Digital Video Recording (DVR) System	Yes.				
Door Access Control	Buzz in entry device				
Exterior Door Monitoring	Video intercom to (3) locations as described in security camera system section.		3	ESL	
Procedures	Emergency procedures are current and routinely		–	–	–
Evacuation	Procedure is current and routinely practiced		–	–	–
Lockdown	Procedure is current and routinely practiced		–	–	–
Lockout	Procedure is current and routinely practiced		–	–	–
Panic Alarm System	None.				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge		–	–	–




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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA					
Address:	282 Cumberland Avenue, Portland, ME				
Grade Levels:	Grades 9 - 12				
Number of Students:	738				
Number of Faculty and Staff:					
Original Construction Date:	1867				
Date of Addition(s):	Additions 1923, 1990				
Building Age:	149 Years				
Building Footprint (SF):	64,868 SF				
Number of Stories:	5				
Building Area (GSF):	250,580 GSF				
Total Site Area (Acres):	2.6765 (additional 0.5471 Parking Garage)				
Zoning Designation:	B3 Downtown Business				




SITE					
Building Entrances					
Connection to accessible route and accessibility	Main entrance is not accessible due to monumental stair case	Provide elevator addition at main entry of the building	-	-	S
Parking					
General Layout Description	Staff parking in garage. Pedestrian circulation conflict behind the Church with vehicular parking. 	Delineate pedestrian walk and parking along alley.			
Paving Materials	No on site parking	No Action Required	3	ESL	N/A
Curbing Materials & Wheel Stops	Granite - Good, Concrete - Poor 	Repair/replace spalling concrete curb. 	2	ESL	I

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Number of Spaces (Regular & ADA)	No ADA, possibly 2 but signage is unclear - no striping 	Paint and stripe ADA parking. 	1	END	I
Size of Spaces	None				
Parking Striping Condition	None				
Accessible Parking Signage	Confusing				
Vehicular Drop-Off & Pick-Up Areas					
Locations	Bus drop off on Chestnut, Parent drop off on Cumberland.				
Car & Bus Separations	Visitors parking on street				
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns					
Traffic Markings & Traffic Signage					
Walkway Materials	Brick, Concrete 				



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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curb Cuts & Detectable Warning Strips					
Pedestrian Ramp Location & Materials	4' ADA Ramp				
DOT School Zone Markings/Signage at Street					
Fire Department Access					
Locations					
Extent of perimeter access (full, 1/2?)	Full				
Service Area					
Paving Materials					
Loading Dock or Leveler	Concrete Dock, Vehicle Parked in dock area 				
Trash & Recycling Containers (# & Size), Trash Compactor (size)	No external				
Fencing					


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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations & Materials	Metal - Poor/damaged 				
Site Topography					
Characteristics					
Plantings, Trees and Shrubs					
Locations, Types and Densities					
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics					
In-Site Renewable Energy Resources					
Site Furniture & Accessories					
Types, Locations, Materials					
Bicycle Racks					
Flagpoles	1 at front, poll in poor condition				
Site Drainage					
Ponding					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Catch Basins		No Action Required			
Bio-Retention Area					
Irrigation System					
Other Observations					
Exterior Building Signage					
Location and Materials					

STRUCTURAL					
Live Load Capacity	Unknown	No Action Required	3	ESL	-
Foundations / Drainage	Stone and some concrete foundations; building foundation in good condition	No Action Required	-	-	-
	Overall condition good. Specific conditions identified below				
Foundations / Drainage	A. Stone entry steps have shown evidence of movement.	Reset entry risers	2	ESL	I
Foundations / Drainage	B. Concrete entry stairs spalled or poorly patched.	Re-cast with new concrete risers	2	END	I
Foundations / Drainage	C. Ground level entry pediments flanking stairs showing evidence of active movement. Worst condition at east entry, but most entries have concerns.	Verify foundation condition, replace pediments with new cast stone and modern connections	1	OB	I


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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Foundations / Drainage	D. Entry cast stone spalled and effloresced. 	Replace cast stone elements and provide appropriate flashing.	2	OB	I
Foundations / Drainage	E. Elevated pediment at newer south entry constructed of cast stone' stones appear to be separating. 	Remove and reset; replace connections.	2	END	I
Foundations / Drainage	F. Cast stone header/soffit beam at south entry/red brick building spalled with exposed steel reinforcing.	Shore roof and replace cast stone element. Provide appropriate flashing.	1	END	I
Foundations / Drainage	G. Retaining wall at areaway, building north, east side severely displaced and rotated; steel railings failed from corrosion and wall movement.	Replace retaining wall and railings	1	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Foundations / Drainage	H. Areaway at connector in poor condition with displaced stone surround. 	Replace with new anchored stones or concrete	2	END	I
First Floor Construction	Presumed terra cotta floors with steel or iron beams; perhaps wood frame at central spine; not accessible for review because of plaster ceiling. Extensive terrazzo cracking previously repaired. Not believed to be a structural issue	No Action Required	3	ESL	-
Second Floor Construction	Presumed terra cotta floors with steel or iron beams; perhaps wood frame at central spine; not accessible for review because of plaster ceiling. Extensive terrazzo cracking previously repaired. Not believed to be a structural issue	No Action Required	3	ESL	-
Roof Construction	Terracotta flat arch floors spanning to steel or iron beams. Riveted steel or iron trusses noted in some locations in attic. At center spine, steel or iron girders with timber filler beams & wood decking. Evidence of prior fire. Repaired roof decking locations at wood roof area. Steel reinforcing noted in attic likely from 80's/90/s renovation Overall condition good. Specific conditions identified below	No Action Required	3	ESL	-
Roof Construction	1. Two truss stitch rivets noted missing; recommend that bolts be utilized to replace missing rivets. Not part of primary connections and thus likely minimal impact on connection capacities.	Replace two missing rivets with high strength bolts.	2	ESL	I
Roof Construction	2. High low roof condition may not meet current code for snow loading.	Investigate if roof was reinforced in prior renovations	3	ESL	S
Exterior Wall Construction	Multi wythe brick masonry walls; probably some structural terra cotta walls; flat brick arches over windows; red brick at central spine/yellow brick elsewhere. Elaborate corbelling and cast stone elements. Terra cotta cornices were likely replaced with GFRC in late 80's renovation (Bid Alternate, appear to currently be in good condition). Overall condition good. Specific conditions identified	No Action Required	3	ESL	-
Exterior Wall Construction	A. Steel plate in window surrounds do not appear to have a structural function. Verify use (flashing/construction form?) Remove or replace as appropriate	Remove or replace steel plate surrounds	1	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exterior Wall Construction	B. Efflorescence noted at exterior walls, particularly at attic. Unclear if moisture drive from exterior is causing or if efflorescence is active.	Monitor condition; consider sealing brick masonry with breathable sealer.	2	ESL	I
Lateral Load Resistance	Unreinforced brick masonry walls at exterior with topped terra cotta floor acting as diaphragms. Historic LFRS may be considered obsolete by modern standards but appropriate based on age of building.	No Action Required	3	ESL	-
Fire Resistance	Fire resistance of structure relies on non-combustible structure in most instances; some wood framing noted. (Structural review excluded sprinkler systems)	No Action Required	3	ESL	-
Expansion Joints	Historic construction does not include expansion joints; typical of era, only issue in seismic event. Expansion joint between addition appears to be functioning.	No Action Required	3	ESL	-
Interior Partitions	Plaster partitions; some likely backed with brick masonry or terra cotta. Terra cotta partitions noted in attic.	No Action Required	3	ESL	-

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Mix of yellow and red clay brick masonry; limited area of cracking	Repair areas of cracked brick veneer and replace damaged face brick	2	ESL	S
Materials	Pre-cast concrete horizontal bands and window sills	Repoint joints on horizontal bands and sills	2	ESL	
Materials	Significant deterioration of pre-cast concrete pediment at the east entry	Replace pre-cast concrete pediment	1	OB	S
Materials	Pre-cast concrete stair sidewalls at west side entrances were observed to have open joints	Repoint pre-cast joints	2	ESL	S
Materials	Pre-cast concrete stair sidewalls at east entrance have open joints and significantly displaced pre-cast pieces, and disintegration of pre-cast pieces	Recommend reconstruction of precast concrete sidewalls at this entry	1	END	S
Materials	Budget for general masonry repairs	Budget for general masonry repairs	-	-	S
Spalling, Staining, Efflorescence	Brick and precast decorative elements are stained and dirty with age	Recommend cleaning of exterior masonry and precast concrete	2	ESL	
Weeps	Non-existent except at 1990 addition	No Action Required	3	ESL	-
Windows					
Frame Materials	Aluminum double-hung window units	Budget for window replacements	2	ESL	L
Frame Materials	Aluminum curtainwall at 1990 addition - paint finish on pressure plates is fading	No Action Required	3	ESL	-
Frame Materials	Cast Iron (?) intermediate piers between windows at courtyard of Central Wing are corroded	Remove corrosion, prime and paint metal piers	2	ESL	

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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Frame Materials	Large wood framed window assemblies at 2nd and 3rd floors at the west elevations are in poor condition with deterioration and rot	Replace with painted aluminum storefront assemblies	1	END	
Glazing Type and Color	Clear, insulated glass units	No Action Required	3	ESL	-
Operable Sash Type and Sash Hardware	Double Hung Windows	No Action Required	3	ESL	-
Storm Windows and Insect Screens	None observed	No Action Required	-	-	-
Sills	Mix of granite and pre-cast concrete sills	No Action Required	3	ESL	-
Lintels	Steel lintels - many are corroded and significantly deflecting. Temporary measures of sealing the gap between the top of lintel and bottom of brick above is causing damming of water issues within the exterior wall	Recommend replacement of lintels with new galvanized steel lintels	1	END	
Window Treatment (Shades or Blinds)					
Exterior Doors - Main Entrance					
Frame Materials	Wood doors and frame in good condition	No Action Required	3	ESL	-
Glazing Type and Color	Clear, single pane glazing	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7" and Code Compliant	No Action Required	3	ESL	-
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Painted hollow metal frames and doors in good condition	Repaint doors and frames	2	ESL	-
Materials	Painted wood frames and painted hollow metal doors at the east and west sides of the Auditorium are in poor condition.	Replace (6) pairs of doors with aluminum storefront entrance doors and hardware with clerestory windows	1	END	
Materials	Painted wood frames, doors, and clerestory windows at west and east entrances (3) total are in poor condition	Replace (3) assemblies with painted aluminum storefront, exit doors and hardware	1	END	
Gym Entrance	Aluminum Storefront entrance and doors - corrosion observed throughout	Replace with new aluminum storefront system, pair of doors, and entry door hardware	1	END	
Lintels	Mixture of brick and pre-cast concrete panels in good condition	No Action Required	-	-	-
Door Widths and Clearances	3' x 7 and code compliant	No Action Required	-	-	-
Door Hardware					
Overhead or Coiling Doors	(1) coiling overhead door in good conditional; lintel is rusting	Clean, prime and paint lintel over cooling overhead door	2	ESL	
Fascia, Trim, Soffits & Overhangs					
Materials	Portico ceiling at south entry is stained with mildew	Power wash and repaint ceilings	2	ESL	

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Perimeter sealants observed to be in various states of condition	Recommend removing and replacing all perimeter sealants	2	END	
Building Joint Sealant	None observed	No Action Required	-	-	-
Flashing					
Material	Metal flashing at intermediate level ledge and at roof cornice below parapet is in fair condition; most splice joints are open and are separating	Recommend replacing flashing with aluminum flashing	1	END	
Roof Assembly & Flashing					
Flat or Sloped Geometry	Flat roof.	No Action Required.	-	-	-
Material, Type, Color	Black EPDM. Roof material is in poor condition. Sealed and lapped edges are aging and beginning to crack. Membrane is not adhered in a few locations. Fasteners are showing through membrane however they are not yet penetrating it. Debris on roof, and there is clearly a bird issue with the sheer volume of bird waste on the roof. There are many locations where insulation is soft or missing.	Recommend replacing entire roof.	2	END	S
Age	Phase III, 1991	No Action Required.	-	-	-
Roof Edges and Copings	Varies from areas with 1' parapet to no parapet edge. Topped with EPDM flashing over sheet metal roof edging with unsealed laps. Transitions, seals are beginning to deteriorate.	Replace all roof edges and copings with roof replacement.	2	END	S
Roof Drains (Covers)	Steel roof drain covers. Many are broken or missing.	Replace missing or broken roof drain covers.	2	END	I
Condition of Flashings & Transitions	Membrane flashings, transitions are aging, cracking, and deteriorating.	Reflash and replace transitions with roof replacement.	2	END	S
Walkway Pads	Concrete patio blocks, 18" x 18" x 1.5" placed on top of rubber walkway pads.	Remove concrete patio blocks, rubber walkway pads should be sufficient.	3	ESL	N/A
Skylights					
Type (unit or glazed)	Pyramidal polycarbonate skylights. (2) 20' x 16', (1) 40' x 40'. All skylights are glazed. Polycarbonate glazing is cracking and heavily clouded. Sealants around framing are deteriorating, peeling.	Recommend replacing panels on two smaller skylights entirely. It appears that work has been completed recently on the larger skylight, however only at the center of the skylight. Recommend completing work at perimeter. Remove and replace all sealants.	2	END	S
Glazing Type	Polycarbonate (See above).	No Action Required.	-	-	-
Curbs	Skylights sit on curbs - flashings, transitions, and membrane are deteriorating.	Replace curbs when roof is replaced (See above).	2	END	S
Gutters and Downspouts					
Locations and Materials	None Observed	No Action Required.	-	-	-
Splash Block or Tied to Storm Drainage	None Observed	No Action Required.	-	-	-
Exterior Stairs and Ladders					
Granite Steps	Sealant between treads and risers is failing in most locations	Reseal joints between granite steps	1	END	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Granite Steps	Granite steps in general are in fair condition; several pieces observed to be cracked	Replace cracked granite steps	2	ESL	
Concrete Steps	Cracking and disintegration of concrete steps at the Gym Entrance	Concrete restoration at concrete Gym Entry steps	2	ESL	
Metal Stairs	(3) sets of metal stairs at east side of the Auditorium are open risers with metal grating treads and landings; handrails are non-ADA compliant	Replace metal stairs, landings, and handrails with new exterior metal stairs and handrails	2	END	
Stair Railings	All metal stair railings observed to have varying degrees of rust and corrosion	Remove corrosion, prime and repaint	2	ESL	
Guardrail	Metal guardrail along areaways at north elevation are rusted and corroded	Remove corrosion, prime and repaint	2	ESL	
Auditorium Exit Doors	(3) exterior exits at the west side of the Auditorium have one step down are not ADA compliant	Provide concrete ramp and painted metal handrails	2	OB	
Other Observations					
Pests (Wasps, Bees, Bird Nests)	Damage to exterior walls and roofs by birds were noted throughout; bird protection was noted to have been installed in some areas	Recommend reviewing additional measures to be taken to minimize damage done by birds	2	ESL	
	Bees, wasps nests observed on skylights.	Remove nests.	1	-	I

BUILDING INTERIOR					
General Notes					
Corridor Floor & Base Finish Materials	Terrazzo floor and base. Floor showing extensive cracking and chipping.	Recommend installing quartz tile over terrazzo.	2	END	L
Interior Doors	Typically, interior wood doors and frames throughout school are showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Classroom Ceilings	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new within the next 10 years	2	END	S
Classroom Floor & Base Finish Materials	Approx. 75% VCT, other 25% is carpet. Typically, flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 15 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	S
Window Sills	Wood window sills. Showing considerable wear and tear, denting, and discoloration.	Refinish all wood window sills.	2	END	L
Stair Railings	Short stair runs throughout building typically lack proper ADA hand/guardrails.	Remove existing hand/guardrails. Install new ADA compliant rails.	0	OB	I
Main Entrance					
Floor & Base Finish Materials	Terrazzo floor and base. Generally in fair condition.	Recommend repairing minor chips, cracks.	2	ESL	L
Entrance Mats	Loose floor mats.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	2	END	S
Wall Finish Materials	Large stone masonry, painted.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Painted plaster and trim. In good condition.	No Action Required.	3	ESL	N/A
Video/Intercom to Main Office	Video and intercom to main office.	No Action Required.	3	ESL	N/A
Door Configuration (Vestibule?)	Vestibule with stairs.	No Action Required.	-	-	-
Door Access Control (FOB / Prox Card)	None	No Action Required.	-	-	-
Door Hardware	Good condition and code compliant	No Action Required.	3	ESL	-
Accessibility	Main entry is not accessible.				
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	Terrazzo floor and base. Floor showing extensive cracking and chipping.	Recommend installing quartz tile over terrazzo.	2	END	L
Wall Finish Materials	Painted plaster, painted wood trim. Minor areas of chipping, cracking.	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	Painted plaster, painted wood trim. Minor areas of chipping, cracking.	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Visual Display Surfaces	None	No Action Required.	-	-	-
Display Cases	Freestanding wood display case. In fair condition.	No Action Required.	3	ESL	L
AV and Interactive Systems	None	No Action Required.	-	-	-
Corridors					
Floor & Base Finish Materials	Basement Level - Painted concrete, in good condition. Ground - VCT floor, nearing the end of its expected service life. First, Second, Third - Terrazzo floor and base. Floor showing extensive cracking and chipping.	Replace all corridor VCT on ground level with quartz tile. Recommend installing quartz tile over terrazzo.	2	END	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Basement Level - Painted brick, CMU. Paint is typically peeling in significant chunks. Ground - Painted GWB/plaster, brick. First, Second, Third - Painted plaster	Repaint all corridor masonry walls in basement. Remaining walls, recommend patching and re-painting as part of standard maintenance practice	2	END	S
Ceiling Finish Materials	All levels - Painted GWB. Isolated areas where mold is visible on the basement level only. On the third floor, paint is peeling away in significant chunks.	Remove mold growth on GWB basement ceilings. Repaint entire 3rd floor ceiling. Remaining ceilings - recommend patching and re-painting as part of standard maintenance practice.	1-2	END	I-S
Lockers	Painted metal double-tier lockers. Lockers are typically dented, scratched, and nearing the end of their expected service life.	Replace all lockers with ADA compliant double tier plastic lockers.	2	END	S
Transoms and Borrowed Lights	None	No Action Required.	-	-	-
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating (CMU corridor walls). Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	No Action Required.	-	-	-
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Classroom doors opening into corridors typically are not rated, not on closer. Swings and widths are typically compliant. Doors are showing their age, worn from heavy use and traffic	Replace all doors within the next 10 years	2	END	S
Doors within Corridors (rating, closers, hold-opens, swing, widths)	Doors within corridors are typically painted HM frame. They are installed in a 12' x 10' HM storefront system. Doors have closers, as well as hold-opens. Swings and widths are compliant. Doors typically have a full lite of safety glass, and HM storefront has transom above and sidelites. It is likely that these doors are rated. Doors are showing their age, worn from heavy traffic.	Replace all doors within the next 10 years	2	END	S
Wall Projecting Objects	None	No Action Required.	-	-	-
Drinking Fountains	Provided at each level. Typically provided in niche. Fountain on basement level is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0-3	OB-ESL	I
Other notes	3rd floor and basement corridors have circuit breaker box unlocked and open, fully accessible to students.	Provide locks for the boxes.	0	OB	I
Interior Signage					
Materials	Plastic signage.	Provide consistent code compliant signage throughout the entire building. Basement level is lacking ADA compliant interior signage.	0	OB	I
At Code Required Locations?	Signage at code required locations.	No Action Required.	-	-	-
Accessibility Compliance	Room sign tags are compliant in size, character and location.	No Action Required.	-	-	-
Stairs and Exits					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Floor & Base Finish Materials	Floor landings are typically VCT, showing heavy wear and tear. Treads and intermediate landings are rubber with textured grip surface. This surface is also wearing heavily. Rubber base, heavily scuffed and damaged, peeling from wall. Rubber riser protection is showing heavy scuffing and marks from traffic.	Recommend replacing stair floor finishes within the next 10 years.	2	END	S
Wall Finish Materials	Brick, painted CMU, painted GWB and plaster.	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	Painted GWB, in good condition. 2x4 ACT, failing in some locations, discolored and chipped.	GWB - Recommend patching and re-painting as part of standard maintenance practice. Replace stair 2x4 ACT.	2	END	S
Tread & Riser Height Uniformity and Nosing Compliance	Typically compliant.	No Action Required.	-	-	-
Guardrails (height, sphere)	Guardrails compliant at main stairs.	Guardrails need to be refinished, repainted.	2	END	S
Handrails (height, extensions, profile)	Handrails compliant at main stairs.	Handrails need to be refinished, repainted.	2	END	S
Landing Clearances	Compliant	No Action Required.	-	-	-
Minimum Headroom	Compliant	No Action Required.	-	-	-
Presence of Storage Beneath Stairs	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood door with wood frame. HM doors with HM frames.	Replace doors.	2	END	S
Door Hardware	Aluminum lever handles, panic bars.	No Action Required.	-	-	-
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Elevators and Lifts					
Elevator Finish Materials	Painted HM frame and sliding doors, in fair condition. Painted panel wall board, typically scratched and scuffed. Stainless steel control panel. Carpet floor, stained and worn from heavy traffic. Metal wall base is dented and scuffed, and missing in some locations.	Remove and replace floor and base finish materials in both elevators. Refinish and repaint panel wall boards in both elevators.	2	END	S
Cab Size (Gurney)	7'-5" x 5'-0" and 4'-6" x 6'-10"	No Action Required.	-	-	-
Weight Capacity	2,500 lbs	No Action Required.	-	-	-
Number of Stops	5 stops	No Action Required.	-	-	-
Chairlift (finish materials, platform size, clearances)	None	No Action Required.	-	-	-
Kindergarten Classrooms	Not Applicable				
General Purpose Classrooms					
Floor Finish Materials	Approx. 75% VCT, other 25% is carpet. Typically, flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 20 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	S
Ceiling Finish Materials	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Non built-in casework is in a similar condition.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	S
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Some classrooms have ceiling mounted projectors and wall-mounted pull down screens. Some have smartboards. Others have projectors on movable carts, with a fixed projection surface.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Typically, wood doors and wood frames. Doors have 1/2 lite. Classroom doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-

Science Classrooms					
Floor Finish Materials	Typically VCT throughout science classrooms. Flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 20 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	S
Ceiling Finish Materials	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Non built-in casework is in a similar condition.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Lab Benches	Wood lab benches with lab quality black phenolic tops in poor condition. Lab benches sometimes have wood cabinets beneath. These lab benches are in poor condition, showing considerable wear and tear, denting, discoloration, and staining.	Recommend replacing all lab benches in science labs complete. Replace with wood benches with black phenolic tops.	2	ESL	S
Emergency Shower and Eyewash	Emergency eyewash stations built into casework, provided in each science classroom. Emergency showers provided in science classrooms.	Remove existing casework, replace eyewash stations.	2	END	S
Fume Hoods	Fume hoods built into casework, provided in each science classroom.	Remove existing casework, replace fumehoods.	2	END	S
Sinks (ADA compliance)	Sinks provided in most existing lab benches, however they are typically not ADA compliant.	Provide sinks that meet ADA requirements when benches are replaced (as described above).	0	OB	I
Gas Service and Emergency Shutoffs	Gas service provided in most existing lab benches, no emergency shutoff visible.	Provide gas service when benches are replaced (as described above).	0	OB	I
Non-potable Water Service	None	No Action Required	-	-	-
Compressed Air	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	S
AV and Interactive Systems	Classrooms have ceiling mounted projectors. Some classrooms have smartboards, some have wall-mounted pull down projector screens.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Typically, wood doors and wood frames. Doors have 1/2 lite. Classroom doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-

Science Prep Rooms					
Floor Finish Materials	Typically VCT throughout science classrooms. Flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 20 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	S
Ceiling Finish Materials	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Casework	Large 14' tall original wood casework, 20' long on each prep room side. Casework has a row of base cabinets, as well as two rows of swinging glass doors with adjustable shelves. Casework also has sliding wood ladders for top shelf access.	Refinish all original casework.	2	ESL	L
Chemical Storage	Chemical storage provided in some prep rooms, typically in wood casework described above.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Typically, wood doors and wood frames. Doors have 1/2 lite. Classroom doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-

Family & Consumer Science (Home Ec.)					
Floor Finish Materials	Typically VCT throughout science classrooms. Flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 20 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Painted brick masonry, and painted GWB. Both in fair condition.	Recommend repainting as part of wholesale repainting of school.	2	END	S
Ceiling Finish Materials	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Casework	Plastic laminate casework. Typically showing wear and tear. Scuff marks, dents, and delamination. Counter mounted sinks not at ADA height and no knee clearance.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.	0	OB	I
Visual Display Surfaces	Tackboards, chalkboards.	Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	S
AV and Interactive Systems	Ceiling mounted projector with wall-mounted pull down screen.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A

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LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Wood doors and wood frame with 1/2 lite. Classroom doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-
Stairs	Auxiliary room with washer and dryer is not accessible due to stairs. Accessible hand/guardrails not provided.	Move washer and dryer to accessible space. Install hand/guardrails.	0	OB	I
Art Classrooms					
Floor Finish Materials	VCT tile flooring. Flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 20 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	S
Ceiling Finish Materials	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Other casework is a mix of plastic laminate islands and base cabinets, wood tables, and metal shelving units.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	S
Sinks (ADA compliance)	(2) Counter mounted sinks in single plastic laminate island provided in each art classroom. Islands and sinks are not ADA compliant.	Remove 36" wide, 48" depth plastic laminate island and mounted sinks.	0	OB	S
AV and Interactive Systems	Ceiling mounted projector with wall-mounted pull down screen.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Kilns	Kiln provided in separate storage room.	No Action Required	3	ESL	N/A
Dark Room	None	No Action Required	-	-	-
Pottery Wheels / Other	Electric pottery wheels, in good condition.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood doors and wood frame with 1/2 lite. Classroom doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-
Storage Rooms	Four art storage rooms each have existing plywood storage shelves along side and back walls, some with plastic laminate countertops and base cabinets below. Storage shelves and casework typically in poor condition, heavily worn unfinished materials.	Remove existing shelving and casework, recommend replacing with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	END	L

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Technology Classroom					
Floor & Base Finish Materials	Carpet floor, rubber base. Both are in poor condition. Carpet is fraying, worn, and stained. Rubber base is peeling from wall.	Replace carpet and rubber base.	2	END	S
Wall Finish Materials	Painted GWB. Walls typically scuffed, dented, punctured.	Patch and repaint technology classroom walls.	2	END	S
Ceiling Finish Materials	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Casework	Wood laminate base cabinets, topped with plastic laminate countertop. Casework showing wear and tear, denting, discoloration, and deterioration of finishes.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	END	S
Visual Display Surfaces	None	No Action Required.	-	-	-
Sinks (ADA compliance)	No sink. However non-ADA water fountain is provided	Remove existing water fountain, replace with ADA compliant water fountain.	0	OB	I
AV and Interactive Systems	Wall mounted TV	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Typically, wood doors and wood frames. Doors have 1/2 lite. Doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Compliant aluminum lever handles and non-compliant door knobs.	Remove non-compliant hardware sets.	0	OB	I
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Special Education Classrooms					
Floor & Base Finish Materials	Mix of carpet and VCT. Both in good shape.	No Action Required	3	ESL	N/A
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed. Painted brick masonry in fair condition.	Patch and repaint all GWB or plaster classroom walls. Recommend repainting brick as part of wholesale repainting of school.	2	END	S
Ceiling Finish Materials	2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Casework	Residential grade plastic laminate casework, in fair condition.	No Action Required	3	ESL	N/A
Visual Display Surfaces	Whiteboards, tackboards.	No Action Required	3	ESL	N/A
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate casework. In good condition, ADA compliant.	No Action Required	3	ESL	N/A
AV and Interactive Systems	Ceiling mounted projector.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Mix of wood doors and frames, and HM doors and frames. Wood doors have 1/2 lite, HM doors have no lites. Doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-

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LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Performing Arts - Auditorium					
Floor & Base Finish Materials	Carpet, exposed concrete. Area in front of stage shows plywood subfloor, with carpet currently being installed over top. Existing carpet on stair aisles between seating sections, typically showing some staining and wear and tear.	Continue carpet installation. Remove existing carpet installed on aisles between seating sections and at balcony seating, replace with new. Refinish concrete flooring below stepped seating sections, paint all.	2	END	S
Wall Finish Materials	Painted plaster. Wood trim accent pieces all around. Paint on plaster walls is peeling in large sections.	Refinish, repaint all painted plaster walls.	2	END	S
Ceiling Finish Materials	Painted plaster. Paint on plaster walls is peeling in large sections.	Refinish, repaint all painted plaster ceilings.	2	END	S
Seating Area Layout (flat, sloped, aisles)	Raised, stepped seating. 15 rows, approx. 480 seats. Handrails along stepped aisles do not have proper extensions at the top and bottom.	Refinish concrete flooring below stepped seating sections, paint all. See above. Remove and replace existing handrails with ADA compliant handrails.	0	OB	I
Seating Type	Fixed seating, with folding seat. Seats have wood arms with fabric backing/seating. All seating is dated but functional. Areas of staining on fabric.	Replace seating within 20 years.	3	ESL	L
Acoustical Treatments	(18) 4"x8" reflective acoustic panels mounted on ceiling in front of stage. In fair condition.	No Action Required.	3	ESL	N/A
Theatrical Lighting	Provided on ceiling mounted tracks above seating area.	No Action Required.	3	ESL	N/A
House Lighting	Recessed can lights above seating area.	No Action Required.	3	ESL	N/A
AV Systems	Ceiling mounted speaker system centered above and in front of stage.	No Action Required.	3	ESL	N/A
Assistive Listening	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Wood doors and wood frame with no lite. Auditorium doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Aluminum lever handles, panic push bars. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-
Performing Arts - Stage					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Floor & Base Finish Materials	Main stage has wood floors, side rooms have VCT. Both floors are in poor condition.	Remove and replace floors.	1	END	I
Wall Finish Materials	Painted GWB, plaster. Locations where plaster is crumbling and GWB is dented. Paint typically peeling away.	Patch and repaint painted GWB, plaster walls	2	END	S
Ceiling Finish Materials	Painted exposed deck, structure above.	No Action Required.	3	ESL	N/A
Acoustical Treatments	None	No Action Required	-	-	-
Theatrical Lighting	Provided on stage rigging above stage.	No Action Required.	3	ESL	N/A
Stage Curtains (fire, proscenium, back of house)	Contains proscenium, wings, and back of house curtains. All in good condition	No Action Required	3	ESL	N/A
Rigging	Rigging for curtains/lighting is in good condition.	No Action Required	3	ESL	N/A
Stage Accessibility	Chair life provided for stage.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood doors and wood frame with no lite. Stage doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Aluminum lever handles, panic push bars. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-
Performing Arts - Music Rooms					
Floor Finish Materials	Mix of VCT and carpet floors. Flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 20 years.	3	ESL	L
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Painted GWB, painted brick and CMU masonry.	Patch and repaint GWB, repaint masonry.	2	END	S
Ceiling Finish Materials	2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Replace all 2x4 ACT tile.	2	END	S
Acoustical Treatments	(10) Fabric-wrapped wall- mounted acoustic panels.	No Action Required.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	S
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Ceiling mounted projector, wall mounted pull down projector screen.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Assistive Listening	None	No Action Required.	-	-	-
Practice Rooms	Four practice rooms. Same finishes, in the same condition.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Mix of wood doors and frames, and HM doors and frames. Wood doors have 1/2 lite, HM doors have no lites. Doors showing considerable wear and tear and are dated.	Replace.	2	END	S

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4 - Excellent - New					

			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Hardware	Aluminum lever handles, panic push bars. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-
Library / Media Center					
Floor & Base Finish Materials	Carpet floor, wood trim base. Carpet in fair condition, wood base is dented, chipped.	Refinish wood base, provide rubber wall protection base.	2	ESL	L
Wall Finish Materials	Wood wainscot paneling up to 6' AFF. Painted plaster walls above.	Patch and repaint plaster walls above.	2	END	S
Ceiling Finish Materials	2x4 ACT tile. Ceilings were replaced recently, however isolated areas of staining are becoming apparent.	Replace isolated stained ceiling tiles as part of standard maintenance practice.	3	ESL	N/A
Stacks	None	No Action Required.	-	-	-
Carrels	No carrels, however open wood laminate tables and chairs provided. In good condition.	No Action Required.	3	ESL	N/A
Shelves	Plastic laminate shelves with metal shelving. In good condition.	No Action Required.	3	ESL	N/A
Circulation Desk	Wood circulation desk. Clearly aged, showing considerable wear and tear.	Refinish wood circulation desk.	2	ESL	S
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Non-ADA sink provided in staff area.	Remove non-ADA sink and existing casework.	0	OB	I
Workroom / Staff Areas	Staff/backrooms have a mix of carpet and VCT floors with rubber base. Carpet in poor condition. VCT flooring material is in fair shape. However flooring is beginning to show some wear and tear. Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles. Staff noted desire that backroom space be converted into video production room with greenscreen.	Replace all classroom flooring materials within the next 20 years. Replace all 2x4 ACT tile. Complete renovation of space into video production room.	3 2	ESL END	L S
AV and Interactive Systems	Ceiling mounted projector, wall mounted pull down projector screen.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood doors and frames, doors have narrow lites and 1/2 lites. Doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Aluminum lever handles, panic push bars. Compliant at main entry. Doors to back staff areas have non-compliant door knobs.	Replace 5 non-compliant door knob sets	0	OB	I

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	Threshold at main entry doors to library is too high. Remove threshold and replace with thinner metal transition threshold. Door heights into staff rooms are too short. Replace with proper 7" tall doors with wholesale school door replacement.	No Action Required.	-	-	-
Gymnasium					
Floor & Base Finish Materials	Wood floor, vented wood cove base. Both are well-maintained and in fair condition.	Replace with wood sports floor and ventilated base	2	END	L
Wall Finish Materials	Painted CMU, in good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x2 ACT ceiling. Numerous stained and broken/displaced tiles. Clearly these tiles are replaced on a regular basis, as can be seen from color variations in the ceiling tile grid.	Remove 2x2 ACT tile. Paint exposed structure and deck above.	1	END	S
Wall Pads	Approx. 30 LF wall pads provided under each main basketball hoop.	No Action Required.	3	ESL	N/A
Acoustical Treatments	None	Recommend removing ACT ceiling (described above) and providing hanging acoustic baffles between roof joists for acoustic absorption.	2	OB	S
Drinking Fountains	Provided outside of gym doors.	No Action Required.	3	ESL	N/A
Backstops (quantity, mounting type, manual/motorized)	6 ceiling mounted motorized backstops. In good condition.	No Action Required.	3	ESL	N/A
Scoreboard and Time Clocks	Scoreboard provided at corner of each court end. In good condition.	No Action Required.	3	ESL	N/A
Bleachers	Wood, telescoping bleachers. In good condition.	No Action Required.	3	ESL	N/A
Dividing Curtains	Dividing curtain provided at gymnasium center.	No Action Required.	3	ESL	N/A
Rock Climbing Wall	None	No Action Required.	-	-	-
Climbing Ropes	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Painted HM doors and frames. In fair condition.	No Action Required.	3	ESL	N/A
Door Hardware	Compliant panic hardware, aluminum level-type pull handles. Egress door to exterior has broken panic hardware.	Repair broken panic hardware as part of building maintenance.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Natatorium					
	None				
Weight Room / Fitness Room					
Floor & Base Finish Materials	Main weight room - Foam athletic flooring, in good condition. Small weight room - Carpet, in very poor condition. Staining, fraying, deterioration. Rubber base is typically heavily damaged, or missing entirely.	Replace carpet in small weight room with more resilient athletic flooring.	1	END	S

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted brick and CMU masonry. Painted GWB. Paint on masonry is typically peeling away. Paint on GWB is chipping, major holes in walls.	Patch and repaint all GWB. Repaint all CMU and brick masonry.	2	END	S
Ceiling Finish Materials	Painted exposed concrete.	Repaint exposed concrete ceiling	3	ESL	L
Mirrors	None	No Action Required.	-	-	-
Equipment (FF&E)	Various pieces of weightlifting equipment and weights. In good condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Chalkboard in small weight room.	Remove chalkboard, replace with whiteboard.	0	OB	I
AV and Interactive Systems	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Painted HM frames, mix of HM and wood veneer doors. Doors showing heavy wear and tear, graffiti.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Doors have compliant aluminum lever-type handles, as well as non compliant door knob.	Replace 1 non-compliant door knob set.	0	OB	I
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Locker Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU. Paint is chipping in large portions. Also cracking, discolored.	Repaint all CMU walls.	2	END	S
Ceiling Finish Materials	Painted GWB. Ceilings are cracked, showing areas where ceiling was previously patched. Discolored in some locations, and even a few areas of mold growth.	Refinish and repaint all GWB locker room ceilings.	2	END	S
Lockers (Material, Vented, ADA)	Painted metal lockers. A mix of types, including double tier and 6 tier. Typically vented. Lockers are not ADA compliant. Lockers are damaged and dented.	Remove all existing lockers, replace with new.	0	OB	I
Shower Configuration (Gang, Stalls)	Girls LR has separate shower stalls. Privacy curtains are missing. No ADA accessible stall. Boy's LR has gang shower configuration.	Girl's LR - provide 9 privacy shower curtains. Provide ADA compliant seat in larger shower stall for compliance. Boy's LR - Provide temporary painted enamel partitions for privacy. Provide curtain rod and privacy curtains with these partitions.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Level of Privacy	Girl's LR has some level of privacy. Boy's LR has almost no privacy.	See above.	-	-	-
Plumbing Fixtures	Wall-mounted steel fixtures.	No Action Required.	3	ESL	N/A
Changing Area (Private or Open)	Toilet stalls provide only privacy in both LRs	Privacy attained with reconfiguration of both LRs	-	-	-
Level of Privacy	See above.	See above.	-	-	-
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Both LRs lack accessible shower stall.	Girls' LR - Provide ADA accessible shower seat (see above). Boy's LR - Will require reconfiguration of gang shower space.	0	OB	I
Door Material (Including Frame & Glazing)	Painted HM doors and frames. No lites. Doors and frames in fair shape, though showing signs of wear and tear from heavy traffic.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Compliant aluminum lever-type pull handles, panic hardware, and non-compliant door knobs.	Replace 2 non-compliant door knob sets.	0	OB	I
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Locker Area Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile floor and base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted CMU. Paint is chipping in large portions. Also cracking, discolored.	Repaint all CMU walls.	2	END	S
Ceiling Finish Materials	Painted GWB. Ceilings are cracked, showing areas where ceiling was previously patched. Discolored in some locations, and even a few areas of mold growth.	Refinish and repaint all GWB locker room ceilings.	2	END	S
Toilet Partitions	Phenolic toilet partitions. In good condition.	Remove graffiti as part of general maintenance.	3	ESL	N/A
Plumbing Fixtures	Wall mounted porcelain sinks and urinals. Mix of wall and floor mounted porcelain toilets. In good condition.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Accessories are provided, compliant.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Each locker room has an ADA compliant stall. Maneuvering clearances provided, fixture clearances provided. Grab bars and accessories are provided and compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Painted HM doors and frames. No lites. Doors and frames in fair shape, though showing signs of wear and tear from heavy traffic.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Compliant aluminum lever-type pull handles, panic hardware, and non-compliant door knobs.	Replace 2 non-compliant door knob sets.	0	OB	I
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Cafeteria					
Floor & Base Finish Materials	Ceramic tile, VCT tile .	No Action Required.	3	ESL	N/A
Base Finish Materials	Ceramic tile base. Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	S
Wall Finish Materials	Painted plaster and GWB, painted CMU.	Patch and repaint GWB and plaster walls. Repaint CMU walls.	2	END	S
Ceiling Finish Materials	2x2 ACT tile. In good condition. Isolated discolored tiles from water damage above.	Replace 2x2 ACT tiles as part of general maintenance.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-

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LEGEND					
Condition Level	Life Cycle (Age Factor)	Action Priority			
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)			
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)			
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Visual Display Surfaces	Tackboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Drinking Fountains	None	No Action Required.	-	-	-
Acoustical Treatments	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Typically, wood doors and HM frames. Doors have 1/2 or no lite. Cafeteria doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Aluminum lever handles and panic push bars. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.	Replace carpet within the next 5 years. Replace VCT within the next 20 years.	1-3	END-ESL	S-L
Wall Finish Materials	Painted GWB and plaster, Painted CMU. In good condition.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	2x2 and 2x4 ACT tiles.	No Action Required.	3	ESL	N/A
Overhead or Counter Doors	Chain barrier between servery and corridor. In good condition.	No Action Required.	3	ESL	N/A
Serving Line Circulation Pattern	Single-file line serving pattern.	No Action Required.	-	-	-
Food Service Equipment	Includes 3 bay wash sink, handwashing station, and lockers. Equipment is in good condition.	No Action Required.	3	ESL	N/A
Washable or disposable plate ware, utensils, trays	Washable plastic trays, disposable plate and utensil ware.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Typically, wood or HM doors and HM frames. Doors have 1/2 or no lite. Doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Aluminum lever handles and panic push bars. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Teacher Workroom and Staff Areas					
Floor & Base Finish Materials	VCT, carpet, rubber base. All in fair condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB.	Patch, repaint isolated spots as general building maintenance.	3	ESL	N/A
Ceiling Finish Materials	2x2 ACT tile.	Remove ACT ceiling tile, replace with new within the next 10 years.	2	END	S
Casework	Plastic laminate casework, in fair condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	Whiteboards, tackboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Non-ADA sink provided.	Remove existing sink, replace with new counter and ADA compliant sink.	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
AV and Interactive Systems	None	No Action Required.	-	-	-
Workstations (FF&E)	Mix of plastic laminate, wood veneer, and metal staff workstations.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood doors, HM frames. Doors have 1/2 lite. Doors showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	S
Door Hardware	Aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Nurse and Health					
Floor & Base Finish Materials	VCT flooring - good condition Rubber base - poor condition	Replace rubber base	2	END	
Wall Finish Materials	Painted GWB	No Action Required	3	ESL	-
Ceiling Finish Materials	2 x 4 ACT - Poor condition	Replace ACT Ceiling	1	END	
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	None	No Action Required	-	-	-
Sinks (ADA compliance)	Wall mounted ceramic lavatory in toilet room, lacks ADA clearances	See Other Below	-	-	-
Privacy Curtains (no. of rest areas)	(1) rest area in separate room, no curtains	No Action Required	3	ESL	-
Other	(1) in-suite single use toilet room, non-ADA compliant	Gut renovation of toilet room to be ADA compliant, including all finishes, toilet, lavatory and accessories	1	OB	
Administration Office Area					
Floor & Base Finish Materials	Mix of carpet and VCT, and mix of wood and rubber bases.	Replace all flooring materials within the next 20 years.	3	ESL	L
Wall Finish Materials	Wood wainscoting up to 3' AFF, painted plaster and GWB. Walls in good condition.	No Action Required	3	ESL	N/A
Ceiling Finish Materials	Mix of 1x1 and 2x2 ACT ceiling tile. In fair condition.	Ceilings should be replaced with any wholesale school ceiling upgrade. Replace all 1x1 and 2x2 ACT tile.	3	ESL	L
Casework	Wood casework, plastic laminate top. In fair condition.	No Action Required	3	ESL	N/A
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required	3	ESL	N/A
Reception / Waiting (location, no. of seats)	Reception located straight across corridor from main entry vestibule. Six seats provided.	No Action Required	-	-	-
Conference Room	Conference room provided, all finishes are in great shape and well-maintained.	No Action Required	3	ESL	N/A
Workstations (FF&E)	Mix of metal, wood veneer, and plastic laminate workstations.	No Action Required	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood doors and frames, doors have narrow lites and 1/2 lites. Doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Typically aluminum lever handles. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Typically, widths and clearances are compliant.	No Action Required.	-	-	-
Student Toilet Rooms					
Floor & Base Finish Materials	Ceramic tile floor, tile base. In fair condition.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Mix of ceramic tile, painted plaster and GWB. Painted plaster and GWB is dotted with holes, uneven areas, paint chipping.	Patch and repaint plaster and GWB bathroom walls.	2	END	S
Ceiling Finish Materials	2x4 ACT tile. Typically showing it's age, staining, sagging.	Remove ACT ceiling tile, replace with new within the next 10 years.	2	END	S
Toilet Partitions	Phenolic toilet partitions. In good condition.	No Action Required.	3	ESL	N/A
Plumbing Fixtures	Wall mounted porcelain toilets, sinks, and urinals.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Accessories are provided, compliant.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Each toilet room has an ADA compliant stall. Maneuvering clearances provided, fixture clearances provided. Grab bars and accessories are provided and compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood door, no lite, painted HM frame. Doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Typically aluminum pull handles, push plates. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Staff Toilets					
Floor & Base Finish Materials	Rubber floor, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB.	Patch, repaint isolated spots as general building maintenance.	3	ESL	N/A
Ceiling Finish Materials	2x2 ACT, painted GWB. In good condition.	No Action Required.	3	ESL	N/A
Toilet Partitions	Phenolic toilet partitions. In good condition.	No Action Required.	3	ESL	N/A
Plumbing Fixtures	Wall mounted porcelain toilet and sink fixtures.	No Action Required.	3	ESL	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Accessories are provided, compliant.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Each toilet room has an ADA compliant stall. Maneuvering clearances provided, fixture clearances provided. Grab bars and accessories are provided and compliant.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood door, no lite, painted HM frame. Doors showing considerable wear and tear and are dated.	Replace.	2	END	S
Door Hardware	Typically aluminum pull handles, push plates. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Mechanical and Service Spaces					
Floor & Base Finish Materials	Unfinished concrete floor. No base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Unfinished concrete foundation walls, CMU walls.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Exposed concrete deck above.	No Action Required.	3	ESL	N/A
Sinks	None.	No Action Required.	-	-	-
Tool and Supply Storage	None.	No Action Required.	-	-	-
Equipment Housekeeping Pads	Raised concrete pads for mechanical equipment.	No Action Required.	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted HM doors and frames. No lites. Doors typically in poor condition, showing considerable wear and tear.	Replace.	2	END	S
Door Hardware	Aluminum pull lever-type handles, push plates. Compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant.	No Action Required.	-	-	-
Other	Boiler room abatement	Boiler room abatement	-	-	S
Atrium					
Floor & Base Finish Materials	Ceramic tile floor and base. Numerous broken and chipped tiles (both floor and base). No wall base provided, resulting in wear and tear along walls.	Repair broken ceramic tile. Install rubber floor base.	2	ESL	L
Water Fountain	Recessed water fountains provided in atrium outside of gym. Fountains are dated, leaking, and not ADA accessible.	Remove existing water fountains, replace with ADA compliant water fountains.	0	OB	I
Stairs	Atrium has compliant hand/guardrails. However paint is chipping away.	Refinish, repaint hand/guardrails	2	ESL	S
Sealants	Sealant at column bases deteriorating, peeling away.	Remove, replace sealant.	1	END	S
Loading Dock					
Ramp	Ramp lacks ADA railing extensions.	Provide proper handrails and guardrails at loading dock ramp.	0	OB	I
Ceiling Finish Materials	2x4 ACT ceiling. In poor shape.	Remove, replace ACT ceiling.	2	END	S
Classroom G01					
Accessibility	Stairs lead to classroom G01, making classroom inaccessible.	Provide stair lift to classroom G01.	0	OB	I
Tread Finish	Existing rubber treads heavily worn, deteriorating.	Replace rubber treads.	2	END	S
3rd Floor Lecture Hall					
Windows	3' x 6' double hung vinyl windows. Wood 2x4s screwed to frame to prevent students from opening windows.	Replace existing windows with new non-operable fiberglass windows.	2	END	S
Acoustic Wall Panels	Existing corrugated and perforated metal wall acoustic panels showing heavy denting.	Remove existing acoustic wall panel. Replace with new	2	END	S
Side Storage Rooms	Plaster walls and ceilings in serious state of deterioration. Find source of moisture.	Remove all plaster finishes, replace with GWB. Investigate to find moisture.	1	END	I
Basement Storage					
Abandoned Space at Basement Level	Existing storage/sprinkler room space in a state of total disrepair.	If abandoned space is to be used, space must be completely gutted and renovated.	0	OB	L

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
FIRE PROTECTION					
Fire Service	Municipal 6" in basement corner at original locker rm				
Type of Sprinkler System	NFPA 13 automatic complete coverage (except attic) combination wet & dry. Dry covers roof area over Library.	Ask the City of Portland fire chief as to whether the attic areas with wooden cat walks requires sprinkler coverage--appears non combustible building construction.	3	ESL	I
Cross Connection Prevention	?	Grandfathered			
Sprinklers	Uprights, pendant, and semi recessed	No action required			
Special Systems	Standpipes at stage and throughout	No action required			
Fire Department Connection	Yes				
Misc. Fire Protection	NA				
Ansul Hood	NA				
PLUMBING					
Water Service	Municiple 4" basement corner of original lockers				
Cold Water System	(3) paralell testable double check back flow prevention	No action required	3	ESL	S
Hot Water System	(2) HTP 119 gal super store, indirect via boiler water, 2011 mfg.	Service life 15 years. Replace in 10 years	3	ESL	L
Sanitary Waste and Vent System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life	2	END	S
Storm Drain System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life	2	END	S
Plumbing Fixtures	Recent upgrade to low flow fixtures--30 year service life.	No action required	3	ESL	L
Drinking Fountains / Water Coolers	ADA cooler with bottle fill -- some older fountains (one by ticket botth)	Complete updating fixtures	2	END	S
Natural Gas	Yes				
Kitchen Gas Service & Shut-Offs	Yes				
Natatorium Systems	NA				
MECHANICAL					
Fuel Type / Service (Gas/Oil)	Nat Gas - abandoned oil tank				
Heating Plant	(4) Hydrotherm KN-30 condensing gas boiers, 3,000MBH output, 2011 est. mfg. HX for glycol HW was rebuilt in 2013.	Expected seervice life of 25 years. Replace in 20 years.	3	ESL	L
Air Conditioning (Yes/No/Limited)	Limited, SnyderGeneral roof top HVAC-1 & 2 units with DX R22, serves auditorium and library (?confirm), est. 1989 mfg. _ ton ?	Units are beyond the useful service life of 20 years. Showing rust and age. Replace with new high efficiency units.	2	END	S
Cooling Plant	None				

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Air Handling Unit Systems	Rooftop H&V units, McQuay 8 (?) units, est.mfg 1989	Units are beyond the useful service life of 25 years. Showing rust and age. Replace with new high efficiency units. HW coils are thin and failing in these units--replace units to upgrade in lieu of coil change.	2	END	S
Air Handling Unit Systems	Indoor H&V units, est. mfg1989	Units are beyond the useful service life of 25 years.	2	END	S
Pumps	Hydronic pumps P-1 thru P-8 main building loop pumps mfg. 1989-90. Glycol heating loop and water heating loop.	Replace with high efficiency VFD pumps. (2) lead/lag for glycol and (2) for water.	2	END	S
Terminal Unit Systems	Mostly VAV with heating coils, est. 1989 mfg.	Beyond useful service life (15-18 years), replace especially where potential heating coil erosion.	2	END	S
Terminal Unit Systems	Fintube in areas, hallways, CUHs in vestibules	End of service life	2	END	L
Exhaust Systems	Most rooftop Efs appear est. 1989 mfg.	End of service life	2	END	S
Piping System	Mostly 1990s upgraded, some 1970s vintage. Vintage steam piping system has been removed.	Inspect aged piping for leaks or failure. Some sweated copper piping showing corrosion and leaks. Expected service life of 30 years.	3	ESL	L
Automatic Temperature Controls	Aged DDC electric (1990s) and newer DDC	Upgrade DDC system--replace all hydraulic actuators with new direct drive. End of service life	I	END	S
Natatorium Systems	NA				
ELECTRICAL					
Service	Underground primary from overhead utility lines to 1000 kVA utility owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects located in basement. There is no grounding electrode system connection to the water main.	Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements.	2	ESL	I
Wiring	Building wire in conduit. The service entrance conduits enter the building in what was once an interior transformer vault and are routed through the building approximately 20 feet to the service disconnects. NEC requires the service disconnects to be located "nearest the point of entrance of the service conductors".	The service entrance conductors will reach the end of their anticipated useful lives within 15 years. We recommend replacing the service entrance conductors when the service equipment is replaced.	3	END	S
Equipment	Service disconnect #1 is an early 1970's vintage GE circuit breaker that has exceeeded its anticipated useful life. Service disconnects #2 and #3 are 1990 vintage Westinghouse fusible switches that are near the end of their anticipated useful lives.	Perform an infrared scan to assess the condition of equipment contacts and terminations. When the equipment is replaced, the new equipment should be located nearest the point of entry of the service conductors	2	END	S
Rating	208/120V, 3-phase, 4-wire. Service disconnect #1 is rated 1200A. Service disconnects #2 and #3 are rated 1600A each. Total service capacity is 4400A				
Distribution System					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Panels	Paneboards are a mix of early 1970's vintage GE panelboards and 1990 vintage Westinghouse panelboards. The 1970's equipment has exceeded its anticipated useful life.	All panels will reach the end or their anticipated useful lives within 5 years	2	END	S
Motor Controls					
Wiring	Building wire in conduit.	Replace wiring in conjunction with panelboard updates. All power distribution wiring will reach the end of its anticipated useful life within 20 years.	2	END	S
Branch Circuits	Mixture of building wire in conduit and surface metal raceway, and MC cable. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Add receptacles and branch circuits to eliminate the need for extension cords. This work should be done in conjunction with power distribution updates.	2	END	S
Site Lighting (type & material)	Pedestrian-scale pole lights. Fixtures do not have full-cut-off optics.	Update site lighting to LED with full-cut-off optics.	2	END	L
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L
Interior Lighting					
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	S
Offices	Main office has compact fluorescent downlights and wall sconces. Illumination is lower than IES recommendations, measured at approximately 7 footcandles average during our visit.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	S
Corridors	Various fluorescent fixtures utilizing T8 lamps, Schoolhouse style pendant fixtures that appear to be fitted with medium-base LED lamps are used in some areas.	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Toilets	Fluorescent fixtures utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	S
Assembly	Auditorium house lighting is mix of Metal halide and incandescent recessed downlights. Stage work lights are incandescent. Common area auditorium lighting is controlled only by circuit breakers. Theatrical dimming racks are obsolete.	Update lighting and controls throughout auditorium area	2	OB	S
Gym	T8 fluorescent high bays Illumination is lower than IES recommendations, measured at approximately 20 footcandles average during our visit.	Update lighting to LED and provide illumination levels per IES recommendations.	2	ESL	I
Emergency Power	N/A				
Life Safety					
Fire Alarm	Fire alarm control panel is a recently installed addressable Silent Knight model 5820XL. Occupant notification and sprinkler system monitoring have been updated, but old initiating devices and zone wiring remain. Each old zone is monitored as an addressable point. Many old notification appliance backboxes are open.	Provide blank covers for old notification appliance backboxes. Update initiating devices and wiring to fully addressable as part of any major facility renovations.	2	ESL	S

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S
Lightning Protection	N/A				
Intercom/Paging System	2015 vintage Peavey Architectural Acoustics paging amplifiers integrated with VOIP phone system		3	ESL	
Phone System (& Service)	4" entrance conduit. Cisco VOIP phone system throughout		3	ESL	
Clock System	Battery clocks are in use. A network-connected programmable relay operates program bells.		3	ESL	
Cable (& Service)	2" entrance conduit				
Data System (& Service)	Category 6 2012 vintage cable plant. Some equipment and terminations are housed in open racks in spaces shared with other program uses such as storage.	Provide enclosed cabinets to house infrastructure in shared-use areas.	2	ESL	S
WIFI	Available throughout				
Technology / AV Systems (Classrooms)	Projectors in classrooms		3	ESL	

SECURITY					
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing additional HM storefront system with double doors separating lobby from student corridor. Provide secure entry system to either side of student corridor.	0	OB	L
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	All rooms off of corridor, except bathrooms, are lockable from the interior via a key carried by all staff and faculty.	No Action Required.	-	-	-
Sightlines between Main Entry and Main Office	Good sightlines between Main Entry and Main office	No Action Required.	-	-	-
Intrusion Alarm System	2011 vintage bosch with wireless motion detectors. System is integrated with district-wide network.	System will need to be replaced within 15 years	3	ESL	L
Security Camera System	Network cameras at entrances.	Provide interior security cameras	3	ESL	
Web-based? (Police Access?)					
Exterior Coverage (Playgrounds, Site)	Yes				
Entrances					
Exterior Emergency Doors					
Interior (Corridors, Common Areas)					
Digital Video Recording (DVR) System					
Door Access Control					
Exterior Door Monitoring	CCTV		3	ESL	
Procedures	Emergency procedures are current and routinely practiced		-	-	-

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Evacuation	Procedure is current and routinely practiced		-	-	-
Lockdown	Procedure is current and routinely practiced		-	-	-
Lockout	Procedure is current and routinely practiced		-	-	-
Panic Alarm System	None.				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge		-	-	-


DISTRICT OFFICE AND BAYSIDE LEARNING

DISTRICT OFFICE & BAYSIDE LEARNING
Detailed Existing Conditions Documentation

LEGEND					
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable			




CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

GENERAL BUILDING DATA					
Address:	353 Cumberland Avenue, Portland, ME				
Grade Levels:	Not Applicable				
Number of Students:	Not Applicable				
Number of Faculty and Staff:	Not Applicable				
Original Construction Date:	1900				
Date of Addition(s):	2014				
Building Age:	116 Years				
Building Footprint (SF):	22,388 SF				
Number of Stories:	3				
Building Area (GSF):	56,644 GSF				
Total Site Area (Acres):	0.5862				
Zoning Designation:	B3 Downtown Business				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Sidewalks. Thresholds at Community Center do not meet tolerances. Utility pole hazard 	Adjust ramp and/or threshold transition to meet ADA tolerances. Remove any unnecessary wiring/move/add protection at utility pole.	1	ESL	I
Parking					
General Layout Description	Parking lot at District Office/on street parking/parking garage.	No Action Required	3	ESL	N/A
Paving Materials	Bituminous - Fair	No Action Required	3	ESL	N/A





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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Curbing Materials & Wheel Stops		Wheel stops needed where wall ends.	2	ESL	S
Number of Spaces (Regular & ADA)	2 ADA with signs, faded markings. Observed 5 cars with ADA Placards. 	Stripe Aisle to building. Repaint ADA spaces and aisles. 	2	ESL	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Poor - Yellow	Re-Striping Needed.	2	ESL	I
Accessible Parking Signage	Good	No Action Required	3	ESL	N/A
Vehicular Drop-Off & Pick-Up Areas					
Locations	N/A	No Action Required	-	-	-
Car & Bus Separations	N/A	No Action Required	-	-	-
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns					
Traffic Markings & Traffic Signage					




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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Walkway Materials	Brick. Cumberland crosswalk/sidewalk rough condition. Guy connection at Alder & Portland creates paving hazard. 	Some Repair Needed. 	2	ESL	S
Curb Cuts & Detectable Warning Strips	No Panels 	Panels needed at crosswalks. 	1	ESL	I
Pedestrian Ramp Location & Materials	Concrete - Poor, narrow	Replace ramps.	1	END	S
DOT School Zone Markings/Signage at Street	Overhead beacon for pedestrians at Portland Street.	No Action Required	3	ESL	N/A
Fire Department Access					
Locations					
Extent of perimeter access (full, 1/2?)	Full/Street				
Service Area					
Paving Materials	Concrete - Good	No Action Required	3	ESL	N/A


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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Loading Dock or Leveler	Shared loading / dumpster screening. Loading at angle. 	Underground lot access at Alder could use sign/flasher.	2	ESL	S
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 - 8 yd solid, screened	No Action Required	2	ESL	N/A
Fencing					
Locations & Materials	Chain Link 	Repairs Needed 	0	END	I
Site Topography					
Characteristics	Steep sidewalk grades.	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	None				
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	N/A				
In-Site Renewable Energy Resources					
Site Furniture & Accessories					
Types, Locations, Materials	None				
Bicycle Racks	1 - Damaged	Needs replacement.	0	OS	I

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Flagpoles	None				
Site Drainage					
Ponding	None				
Catch Basins	Good - Pavement patch indicates recent repair. 	No Action Required	3	ESL	N/A
Bio-Retention Area	None	No Action Required	-	-	-
Irrigation System	None	No Action Required	-	-	-
Other Observations	None	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	On Building	No Action Required	3	ESL	N/A

STRUCTURAL					
Live Load Capacity	Live load capacity unknown.	No Action Required	3	ESL	N/A
Foundations / Drainage	Building surrounded by City sidewalks; some minor foundation spalling noted.	Patch repair spalls	2	ESL	S
First Floor Construction	Ground floor assumed slab-on-grade	No Action Required	3	ESL	N/A
Second Floor Construction	Concrete frame, 2 way flat plates; flared column capitals in some locations; 2 way beam system in other locations. Overall in good condition Specific conditions are indicated below.				
Second Floor Construction	A. Prior slab repairs at boiler room have spalled, other areas of exposed reinforcing	Remove loose concrete, clean reinforcing, patch with repair mortar	2	ESL	S
Second Floor Construction	B. Parking deck covered with asphalt wearing surface; overall structure below appears ok with exception of rusting at conduit boxes.	Include in snow clearing and cleaning procedures in maintenance plan to extend life of deck	3	ESL	N/A

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Roof Construction	Similar to floor, Concrete frame, 2 way flat plates; flared column capitals in some locations; 2 way beam system in other locations. Overall in good condition Specific conditions are indicated below.				
Roof Construction	A. Roof drainage poor; little or no slope, puddling. System dependent on scuppers to drain to lower roofs. Membrane is relatively new.	Short term include in maintenance plan to ensure roof is drains stay clear and functioning during winter months.	3	ESL	I
Roof Construction	B. High low roof conditions susceptible to drifted snow likely not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S
Exterior Wall Construction	EIFS; Metal Panel; some exposed brick and CMU; polished granite. Specific conditions are indicated below.				
Exterior Wall Construction	A. CMU joints with missing or failing mortar; some isolated spalling of CMU blocks	Repoint masonry joints; replace blocks with spalling in kind	2	ESL	S
Exterior Wall Construction	B. EIFS located at street level, particularly at building Bayside learning entrance, damage from snow clearing/pedestrians	Repair EIFS or replace with durable material such as a thin masonry veneer	2	ESL	S
Exterior Wall Construction	C. Exposed masonry at ally/up high- Open joints and moisture infiltration	Repoint and seal or cover with other materials similar to rest of building.	2	ESL	S
Exterior Wall Construction	D. Granite joints at front of building have loose in missing mortar	Rake and Repoint	2	ESL	S
Exterior Wall Construction	E. Parged section of concrete and masonry with apparent spalling; minor concrete spalling	Patch repairs	2	ESL	S
Lateral Load Resistance	Assumed frame action and exterior CMU and concrete walls.	System likely does not meet current code, but is grandfathered.	3	ESL	-
Fire Resistance	Non-combustible/concrete construction; at second floor mechanical room appeared duct had been removed through gypsum fire wall (2 layers on one side, one on other)	Fill gypsum hole	0	OB	I
Expansion Joints	No expansion joints noted.	No Action Required	-	-	-
Interior Partitions	Mostly gypsum partitions; some CMU/Brick	No action required; building recently renovated	3	ESL	-
Additional Observations	Painted chimney- Cracked with minor displacement.	Remove upper outer course and rebuild.	2	END	I

BUILDING EXTERIOR	
Exterior Wall Cladding	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Materials	Painted CMU, in good condition. Only isolated areas of chipping paint. Corrugated metal wall panel, surface fastened. Isolated areas of deteriorating paint, broken end closures. Precast concrete panels, isolated areas of cracking, particularly at outside corners. Mortar wearing away in locations. EIFS showing cracking at edges, deterioration at corners, and denting. Exposed structural concrete. Showing widespread staining and minor cracking. Parge coat deteriorating in many areas. Exterior wood paneling (alley side). Paint is wearing away. Exterior wood attic paneling is showing heavy staining. Painted brick, showing heavy staining, deteriorating paint. Brick chimney showing significant cracking.	Painted CMU - minor areas to touch up. Provide regular maintenance for metal panel. Repoint precast concrete panels. Patch areas of deteriorating EIFS and repaint. Patch cracking concrete, light pressure wash areas of staining. Re-parge concrete, and repaint. Refinish, repaint exterior wood paneling. Remove existing sections of cracking brick and mortar, and replace. Remove existing paint on brick, repaint.	2	ESL	S
Spalling, Staining, Efflorescence	Staining noted above.	See Above.	-	-	-
Weeps	None	No Action Required.	-	-	-
Windows					
Frame Materials	Vinyl windows, in fair condition. Thermally broken aluminum storefront.	No Action Required.	-	-	-
Glazing Type and Color	Clear insulated glass.	No Action Required.	3	ESL	N/A
Operable Sash Type and Sash Hardware	Operable fiberglass windows are double hung	No Action Required.	3	ESL	N/A
Storm Windows and Insect Screens	Provided at double hung fiberglass windows.	No Action Required.	3	ESL	N/A
Sills	Concrete sills below alley-side windows, showing heavy staining. Painted aluminum sill	Light pressure wash concrete sills.			
Lintels	Painted steel lintels. On alley side, lintels are showing heavy rusting, paint chipping away.	Remove existing lintels and 3 courses of brick above, replace with new lintel and brick.	2	END	S
Window Treatment (Shades or Blinds)	Horizontal shades.	No Action Required.	3	ESL	N/A
Exterior Doors - Main Entrance					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Frame Materials	School main entry - Painted aluminum thermally broken system, in fair condition. Bottom edge of aluminum system of abutting door 'sidelite' is broken. Office main entry - Aluminum thermally broken system, in good condition.	School main entry - Isolated repair of existing aluminum system. Remove and replace bottom and side mullion cover pieces and infill panel.	2	ESL	S
Glazing Type and Color	Clear insulated glazing, painted infill panel.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Aluminum thermally broken system with automatic sliding doors, in good condition. Painted HM frame and door, in fair condition.	No Action Required.	3	ESL	N/A
Lintels	Painted steel lintels, most not observable (covered). Presumed to be in good condition.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum pull handles, panic bars. Compliant.	No Action Required.	3	ESL	N/A
Overhead or Coiling Doors	Overhead door at garage is in poor condition.	Replace overhead door.	2	END	S
Fascia, Trim, Soffits & Overhangs					
Materials	Overhang at school main entry. Wood construction, paint is chipping and peeling away.	Refinish wood, repaint overhang.	2	END	S
	Canopy over office main entry. Corrugated metal siding on exterior, painted wood framing on inside. In good condition.	No Action Required.	3	ESL	N/A
	Painted aluminum fascia, coping at roof edges. In good condition.	No Action Required.	3	ESL	N/A
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Sealants around door and window perimeters are aged and cracking. In some locations, peeling away entirely.	Remove and replace existing sealant.	2	END	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Building Joint Sealant	Sealants between materials transitions, corners, and around foundation are aged and cracking. In some locations, peeling away entirely.	Remove and replace existing sealant.	2	END	S
Flashing					
Material	Painted aluminum, in good condition	No Action Required.	3	ESL	N/A
Condition of joints	Flashing in good condition	No Action Required.	3	ESL	N/A
Roof Assembly & Flashing					
Flat or Sloped Geometry	Sloped deck.	No Action Required.	3	ESL	N/A
Material, Type, Color	TPO, white.	No Action Required.	3	ESL	N/A
Age	Unknown				
Roof Edges and Copings	Varies between 3' parapet edge, and no parapet. Topped with TPO flashing over sheet metal roof edging with unsealed laps. Some roof edges have painted aluminum coping over the top, others have snap-on painted aluminum fascia flashed into the roof edge. All in good condition.	No Action Required.	3	ESL	N/A
Roof Drains (Covers)	Multiple roof drain covers are either damaged, missing, or clogged.	Replace and clean all roof drain covers.	1	ESL	I
Condition of Flashings & Transitions	Flashings and transitions in good condition	No Action Required.	3	ESL	N/A
Walkway Pads	None	No Action Required.	-	-	-
Roof Ponding	Multiple roof locations where TPO membrane is bubbling up, causing roof ponding in numerous locations. Roof substrate is crunching. Roof mechanical pads to not have crickets at edges, so some ponding is occurring at roof mechanical equipment platforms.	More extensive roofing investigation required. Likely TPO will need to be removed in multiple locations to examine the subsurface. Likely replacement/reinstallation of tapered insulation. Remove TPO membrane around roof mechanical equipment where ponding is occurring, install tapered insulation crickets at edges.	2	END	S
Skylights					
	None	No Action Required.	-	-	-
Gutters and Downspouts					
Locations and Materials	Open faced downspout on upper roof portion, draining to lower roof via roof scupper.	No Action Required.	3	ESL	N/A
Splash Block or Tied to Storm Drainage	No splash block at gutter termination.	Provide splash block at gutter termination	0	OB	I
Exterior Stairs and Ladders					

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations and Materials	Exterior roof ladder to high roof. Ladder is old, rusted, and not safe.	Remove existing rusty roof ladder, replace with new.	1	END	I
	Exterior metal roof stair is old, rusted, and not safe.	Remove existing metal roof stair unit. Replace with new.	1	END	I
	Dilapidated metal roof egress stair attached to alley side of building.	Remove metal egress stair.	0	OB	I
Areaways					
	None				
Decorative Items or Features					
Types and Locations	Freestanding decorative signage piece at office entry. In good condition.	No Action Required.	3	ESL	N/A
Other Observations					
Pests (Wasps, Bees, Bird Nests)	None				

BUILDING INTERIOR					
General Notes					
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	I
General design notes	Due to classrooms being on lower building level, and generally located within the interior of the plan, natural light rarely permeates classroom spaces.	There may not be a good solution for this barring total gutting/renovation, however best practice dictates that classrooms should typically have natural light permeating spaces of learning.	-	-	-
General design notes	Budget for 2nd floor renovation	Budget for 2nd floor renovation	-	-	L
Main Entrance					
Floor & Base Finish Materials	Mild-grade recessed walk-off mat, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Entrance Mats	See above.	No Action Required.	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB, typically in good condition.	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	GWB soffits, 2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L
Video/Intercom to Main Office	None	No Action Required.	-	-	-
Door Configuration (Vestibule?)	Vestibule enters into lobby. Visitors cannot enter school without passing through vestibule and lobby, which is adjacent to admin. offices.	No Action Required.	-	-	-
Door Access Control (FOB / Prox Card)	None	No Action Required.	-	-	-
Door Hardware	Aluminum fixed push bars, panic bars.	No Action Required.	-	-	-
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby					
Floor & Base Finish Materials	Carpet, rubber base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB.	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L
Visual Display Surfaces	None	No Action Required.	-	-	-
Display Cases	Slim, wall-mounted display case.	No Action Required.	3	ESL	N/A
AV and Interactive Systems	None	No Action Required.	-	-	-
Corridors					
Floor & Base Finish Materials	Mix of carpet, VCT. Both have rubber base material. Carpet and rubber base on lower level corridor floors in fair condition. Carpet on second floor is heavily worn and stained. VCT and rubber base on third floor above is nearing the end of its service life.	Replace carpet within the next 10 years. Replace VCT within the next 10 years.	2	END	S
Wall Finish Materials	Painted GWB.	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
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Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Lockers	None	No Action Required.	-	-	-
Transoms and Borrowed Lights	HM transom lights into some classrooms along the corridor.	No Action Required.	3	ESL	N/A
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating (double sided GWB on metal stud walls). Building is sprinkled.	No Action Required.	3	ESL	N/A
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Classroom doors and exit stair doors opening into corridors are on closers, other doors are not.	No Action Required.	3	ESL	N/A
Doors within Corridors (rating, closers, hold-opens, swing, widths)	None	No Action Required.	-	-	-
Wall Projecting Objects	None	No Action Required.	-	-	-
Drinking Fountains	None	No Action Required.	-	-	-
Interior Signage					
Materials	Plastic signage.	No Action Required.	3	ESL	N/A
At Code Required Locations?	Provided for classrooms and other rooms and offices, fairly consistently on the lower level. Other two levels do not have consistent interior signage.	Provide signage where missing.	0	OB	I
Accessibility Compliance	The signs provided on the lower level are ADA compliant.	See above.	-	-	-
Stairs and Exits					
Floor & Base Finish Materials	Painted concrete stairs, rubber treads and nosings.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB, painted CMU.	No Action Required.	3	ESL	N/A
Ceiling Finish Materials	Painted GWB, painted concrete.	No Action Required.	3	ESL	N/A
Tread & Riser Height Uniformity and Nosing Compliance	Compliant	No Action Required.	3	ESL	N/A
Guardrails (height, sphere)	Guardrails are non compliant in some locations, particularly where rail turns a corner. In these locations, the guardrail would not pass the sphere test.	Replace guardrail with new compliant guardrail and continuous handrail.	0	OB	I
Handrails (height, extensions, profile)	Handrails are not always continuous. Extensions typically not provided.	Replace, see above.	0	OB	I
Landing Clearances	Compliant	No Action Required.	-	-	-
Minimum Headroom	Compliant	No Action Required.	-	-	-
Presence of Storage Beneath Stairs	None	No Action Required.	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Material (Including Frame & Glazing)	Painted HM door and frame, no lites.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum handles, panic hardware.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Elevators and Lifts					
Elevator Finish Materials	Painted steel frame, doors. Showing scratches from heavy use.	Refinish, repaint steel frame and doors.	2	ESL	S
Cab Size (Gurney)	6'-8" x 4'-4"	No Action Required.	-	-	-
Weight Capacity	2,500 LBS.	No Action Required.	-	-	-
Number of Stops	3	No Action Required.	-	-	-
Chairlift (finish materials, platform size, clearances)	None	No Action Required.	-	-	-
Kindergarten Classrooms					
	None				
Kindergarten Toilet Rooms					
	None				
General Purpose Classrooms					
Floor & Base Finish Materials	Carpet, rubber base. In good condition.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboards, whiteboards	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	None	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Science Classrooms					
	None				

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LEGEND					
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable			

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Science Prep Rooms					
	None				
Family & Consumer Science (Home Ec.)					
	None				
Therapy/Break Kitchen/Craft Room					
Floor & Base Finish Materials	VCT floor, rubber base	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Casework	Residential grade wood veneer casework, plastic laminate countertop. Residential grade appliances, residential grade fume hood. All in fair condition.	No Action Required.	3	ESL	N/A
Visual Display Surfaces	None	No Action Required.	-	-	-
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	OB	I
AV and Interactive Systems	None	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Kilns	None	No Action Required.	-	-	-
Dark Room	None	No Action Required.	-	-	-
Pottery Wheels / Other	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Technology Classrooms					
	None				
Special Education Classrooms					
Floor & Base Finish Materials	VCT floor, rubber base	No Action Required.	3	ESL	N/A

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Whiteboards, tackboards.	No Action Required.	-	-	-
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	Wall mounted television.	Recommend planning for a consistent technology approach for all classrooms.	3	ESL	L
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Performing Arts - Auditorium					
	None				
Performing Arts - Stage					
	None				
Performing Arts - Music Rooms					
	None				
Library / Media Center					
Floor & Base Finish Materials	VCT floor, rubber base	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Stacks	In storage room behind library. Unfinished plywood backing board, unfinished plywood shelves.	No Action Required.	3	ESL	N/A
Carrels	None	No Action Required.	-	-	-
Shelves	Wood veneer shelves.	No Action Required.	3	ESL	N/A
Circulation Desk	None	No Action Required.	-	-	-
Visual Display Surfaces	None	No Action Required.	-	-	-
Sinks (ADA compliance)	None	No Action Required.	-	-	-
Workroom / Staff Areas	Books storage rooms - unfinished floors, plywood shelving.	No Action Required.	-	-	-

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
AV and Interactive Systems	Wall mounted television	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Wood veneer door with no lite, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Quiet Rooms					
Floor & Base Finish Materials	Carpet floor, rubber base	Base is peeling away or missing in numerous locations.	2	END	S
Wall Finish Materials	Painted GWB. These rooms have particularly beat up walls. Holes and large dents in many locations, finish paint peeling away.	Patch and repaint all walls. Provide wainscoting up to 4' AFF for wall protection.	2	END	S
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Visual Display Surfaces	Whiteboards, tackboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	None	No Action Required.	-	-	-
AV and Interactive Systems	None	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Gymnasium					
	None				
Natorium					
	None				
Weight Room / Fitness Room					
	None				
Locker Rooms					
	None				
Locker Area Toilet Rooms					
	None				
Cafeteria					
	None				
Kitchen and Servery	(See Food Service Below)				
Floor & Base Finish Materials	VCT floor, rubber base	No Action Required.	3	ESL	N/A

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Overhead or Counter Doors	None	No Action Required.	-	-	-
Serving Line Circulation Pattern					
Food Service Equipment	Includes handwashing station and 3 bay sink. No fume hoods. Other equipment appears to be in good condition.	No Action Required.	3	ESL	N/A
Washable or disposable plate ware, utensils, trays					
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Teacher Workroom and Staff Areas					
	See Admin Office Area				
Nurse and Health					
Floor & Base Finish Materials	VCT floor, rubber base	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Casework	Plastic laminate base cabinets, counters. Laminate is peeling, counter supports are unfinished.	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	2	END	S
Visual Display Surfaces					
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	OB	I

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Privacy Curtains (no. of rest areas)	1 resting cot, no privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	S
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Shower	ADA compliant shower space provided. However shower rooms is being used for storage.	Remove storage items.	0	OB	I
Administration Office Area					
Floor & Base Finish Materials	Carpet, rubber base.	No Action Required.	3	ESL	N/A
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Casework	None	No Action Required.	-	-	-
Visual Display Surfaces	Tackboard	No Action Required.	3	ESL	N/A
Reception / Waiting (location, no. of seats)	3 waiting seats provided outside of admin area in lobby.	No Action Required.	3	ESL	N/A
Conference Room	Provided with laminate table and chairs.	No Action Required.	3	ESL	N/A
Workstations (FF&E)	Plastic laminate and wood veneer workstations, of various types.	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Main door is aluminum door, aluminum frame with full lite. Remaining doors are wood veneer doors with no lites, painted HM frame. In good condition.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Student Toilet Rooms					
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	S
Wall Finish Materials	Vinyl wainscoting up to 3', painted GWB above. Some toilet rooms don't have this wainscoting. Vinyl wainscoting is already peeling, probably not a permanent solution.	Remove vinyl wainscoting. Install ceramic tile to 4' AFF in all toilet rooms.	2	END	S
Ceiling Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Toilet Partitions	None	No Action Required.	-	-	-
Plumbing Fixtures	Floor mounted porcelain toilets, wall mounted porcelain sinks.	No Action Required.	3	ESL	N/A
Mirrors	Missing.	Provide wall mounted mirrors in all bathrooms.	0	OB	I
Accessories	Wall mounted, in good condition.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All toilet rooms are outfitted for ADA accessibility.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. Toilet room doors are showing heavy wear and tear.	Replace wood veneer door with new wood veneer door, refinish and repaint HM frames.	2	END	S
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Staff Toilets					
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	S
Wall Finish Materials	Wood wainscoting up to 3', painted GWB above. Wood wainscoting is dented, paint is chipping, probably not a permanent solution.	Remove wood wainscoting. Install ceramic tile to 4' AFF in staff toilet rooms.	2	END	S
Ceiling Finish Materials	2x2 ACT.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	N/A
Toilet Partitions	None	No Action Required.	-	-	-
Plumbing Fixtures	Floor mounted porcelain toilets. Porcelain sinks mounted in plastic laminate counter. Countertop is peeling, showing damage from moisture.	Replace laminate counters and sinks with wall mounted porcelain sink fixture	2	END	N/A
Mirrors	Wall mounted.	No Action Required.	3	ESL	N/A
Accessories	Wall mounted, in good condition.	No Action Required.	3	ESL	N/A
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	All toilet rooms are outfitted for ADA accessibility.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A

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

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Mechanical and Service Spaces					
Floor & Base Finish Materials	Mix of VCT, exposed concrete floor. VCT is in very poor shape.	Remove VCT flooring.	0	END	S
Wall Finish Materials	Exposed concrete, CMU.	No Action Required.	-	-	-
Ceiling Finish Materials	Exposed concrete.	No Action Required.	-	-	-
Sinks	Mop sink provided in custodial closet.	No Action Required.	-	-	-
Tool and Supply Storage	None	No Action Required.	-	-	-
Equipment Housekeeping Pads	Large equipment pieces are on raised concrete pads.	No Action Required.	-	-	-
Door Material (Including Frame & Glazing)	Mix of wood veneer and HM doors, HM frames.	No Action Required.	3	ESL	N/A
Door Hardware	Aluminum lever handle, compliant.	No Action Required.	3	ESL	N/A
Door Widths and Clearances	Compliant	No Action Required.	-	-	-
Stairs	Concrete stair into mechanical space are in a state of disrepair. No handrails/guardrail provided.	Demolish existing concrete stair, replace with new cast in place concrete stair, new railing/guardrail.	0	OB	I
Other Spaces					
Attic (Roof Access)	The fourth floor (attic space) is currently only used for roof access. However the space was previously finished and clearly used for occupancy. Any effort to upgrade this floor would involve a total gut renovation of the entire floor. Floor, wall, and ceiling finishes are all in a state of disrepair. Stairs and doors are non compliant. Fixtures are broken, casework is destroyed. Exterior windows are boarded up.	Demo 2,500 SF, renovate entire floor. All new finishes, new stairs, doors, casework, fixtures, etc..	0	OB	
Office spaces (2nd, 3rd floors)					
Floor & Base Finish Materials	Typically carpet with rubber base. Carpet is nearing the end of its useful life.	Replace carpet with new carpet tile within the next 10 years.	2	END	S

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB	Recommend patching and re-painting as part of standard maintenance practice.	3	ESL	L
Ceiling Finish Materials	2x2 ACT. ACT is beginning to show its age, discolor, and sag.	Replace all 2x2 ACT tiles within the next 10 years.	2	END	S
Casework	Mix of wood veneer, plastic laminate casework.	See 'sinks' below	-	-	-
Visual Display Surfaces	Tackboards, whiteboards.	No Action Required.	3	ESL	N/A
Sinks (ADA compliance)	Employee break rooms do not have ADA counters or sinks.	Replace existing counters, casework, and sinks.	0	OB	I
AV and Interactive Systems	Projectors, televisions in select conference rooms	No Action Required.	3	ESL	N/A
Door Material (Including Frame & Glazing)	Mix of wood veneer and HM doors, HM frames.	No Action Required.	3	ESL	N/A
Door Hardware	Mix of aluminum lever handles and door knobs.	Replace all door knobs with ADA compliant hardware.	0	OB	I
Door Widths and Clearances	Compliant	No Action Required.	-	-	-

FOOD SERVICE					
Floor Finish & Base Materials					
Wall Finish Materials					
Ceiling Finish Materials					
Serving Line					
Food Service Equipment					
Exhaust Hood					
Walk-In Units					
Overhead or Counter Doors					
Serving Line Circulation Pattern					
Door Material (Including Frame & Glazing)					
Door Hardware					
Door Widths and Clearances					
Floor Sink in separate area					
3-pot sink					
Handwash sinks					

FIRE PROTECTION					
Fire Service	Municipal 4"				

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Type of Sprinkler System	NFPA 13 Automatic wet system				
Cross Connection Prevention	None	Upgrade entrance	3	ESL	S
Sprinklers	Uprights and Pendants--4th floor heads were recently replaced and some moved in 2013	None			
Special Systems	NA				
Fire Department Connection	4" Siamese	None			
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	Municipal 2" less backflow protection	upgrade backflow protection			
Cold Water System	Copper piping insulated	None			
Hot Water System	(6) electric 40 gallon water heaters throughout building. Copper piping insulated mostly--bare at most recent water heater replacements.	Insulate piping at recent water heater replacements.	0	OB	I
Sanitary Waste and Vent System	Mostly Cast iron and some PVC	None			
Storm Drain System	Cast iron and PVC	None			
Plumbing Fixtures	Recently upgraded	None			
Drinking Fountains / Water Coolers	None in building	Install drinking fountain or water cooler at each occupied floor	0	OB	3
Natural Gas	Yes	None			
Kitchen Gas Service & Shut-Offs	NA				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Natural Gas	No Action Required			
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0).	3	END	I & L
Air Conditioning (Yes/No/Limited)	Yes: Packaged DX cooling RTUs with hydronic duct coils for units replaced in 2014. AHUs have DX cooling coils (HV-1) 1st floor has new DX coil and condensing unit in 2014. HV-1 and RTU-10 are vintage.	Replace HV-2 DX coil and Cond. Unit and replace RTU-10 in kind. Rework RTU-10 ductwork and zoning to match layout of rooms--poorly zoned currently.	1	END	S
Cooling Plant	None	No Action Required			

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4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Air Handling Unit Systems	(2) main vintage indoor AHUs (HV-1 & 2) provide heating & cooling to the 1st and 2nd floors. HV-1 has been overhauled. Overhaul HV-2.	Replace parts as required to refurbish to new working condition (e.g. Bearings)	2	END	S
Pumps	Pumps at (2) steam to hydronic convertors for AHU VAVs and RTU duct coils. Pumps at AHU HX new in 2014. Pump at existing HX serving 3rd fl is vintage 1980's est.	Replace pump under maintenance	2	END	S
Terminal Unit Systems	Fintube and Unit Heaters (Steam).	Replace steam fintube & Unit heaters with new HW fintube & Uhs	2	END	S
Exhaust Systems	Toilet exhaust via inline fans to sidewall vents and several range hood non NFPA 96 compliant hoods.	Range hoods should be code compliant with suppression--or remove ranges. Replace toilet exhaust fans & ductwork	0	OB	I & S
Piping System	Steam piping at boilers uninsulated. Other areas throughout building have stretches of pipe insulation missing and badly damaged.	Steam piping system at end of service life--replace all steam with new HW piping system.	0	OB	I
Automatic Temperature Controls	Mostly electric DDC updated within past 3 years. Manual control of fintube etc.	Complete updating controls to all DDC.	2	END	S
Natatorium Systems	NA				

ELECTRICAL					
Service	Overhead from (3) 100 kVA pole mounted utility-owned transformers to fusible switch located in second floor electric room. No grounding electrode connection is made at the water main.	Provide a grounding electrode connection at the water main as required by code.	2	ESL	I
Wiring	Building wire in conduit				
Equipment	1200A ITE fusible switch. Existing drawings indicate 1000-amp fuses.	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	END	I
Rating	1000A, 208/120 volt, 3-phase, 4-wire				
Distribution System					
Panels	Panels are primarily a mixture of 1987 vintage ITE panelboards a and residential-grade loadcenters manufactured by Square D, GE, and Siemens. An Eaton Panelboard was added in the Bayside Learning Center. Main Distribution Panelboard MDP is fully utilized and missing a portion of its trim cover, leaving conductors within exposed.	Provide cover for MDP. The 1987 panelboards and residential-grade loadcenters should be replaced as part of any planned renovations to the facility.	2	END	S
Motor Controls					

DISTRICT OFFICE & BAYSIDE LEARNING
Detailed Existing Conditions Documentation

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wiring	Feeders are building wire in conduit. Branch circuit wiring methods observed include primarily building wire in conduit and type MC metal-clad cable. Some type NM nonmetallic sheathed cable (Romex) was noted on the fourth floor.	The existing type NM cable should be replaced with type MC cable as part of any planned renovations to the facility.	2	ESL	L
Branch Circuits	Receptacles in most areas are located appropriately for the current use of the spaces, but it was noted that extension cords are in use in Classroom 149 due to receptacles not being located according to the current furniture layout.	Add receptacles in Classroom 149 as required to eliminate the need for extension cords.	2	ESL	I
Site Lighting (type & material)	none				
Exterior Building Lighting	LED full cutoff wall packs, an LED flood, and some decorative LED wall mounted fixtures. High-pressure sodium lighting is used in second floor parking garage. 	Update parking garage lighting to LED.	2	ESL	I
Interior Lighting					
Classrooms	Recessed fluorescent fixtures with high-performance optics and T8 lamps.		3	N	
Offices	Mostly recessed fluorescent fixtrure with parabolic diffusers ans T8 lamps. Strip fixtures with T12 lamps are installed in second floor custodial office.	Update lighting to LED as part of any planned renovations	2	ESL	S
Corridors	Mixture of downlights with self-ballasted medium-based compact fluorescent lamps, recessed parabolics with T8 lamps, recessed lens troffers with T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	S
Toilets	Recessed and surface mounted luminaires with Linear fluorescent T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	S
Mech/Storage	Linear fluorescent. Some areas utilize T12 lamps	Update lighting to LED as part of any planned renovations	2	ESL	S
Assembly	N/A				
Gym	N/A				
Emergency Power	N/A				

DISTRICT OFFICE & BAYSIDE LEARNING
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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Life Safety					
Fire Alarm	Silent Knight Model SK5208 conventional zoned control panel. Occupant notification is not ADA compliant on the fourth floor and some areas of the third floor. Fourth floor pull station is not located in the natural path of egress.	Update occupant notification and provide fully addressable system as part of any planned afacility renovations.	2	ESL	S
Emergency Lighting	Fluorescent battery ballasts integral to luminaire on first floor. Emergency battery units with integral and remote heads on other floors. Heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S
Lightning Protection	N/A				
Intercom/Paging System	Paging speakers in corridors. Classrooms utilize VOIP phones for communication.		3	N	
Phone System (& Service)	Cisco VOIP phones. Entrance is overhead to electric room on second floor.		3	ESL	
Clock System	None				
Cable (& Service)	Overhead CATV service to second floor electrical room. The entrance cable is not sleeved in conduit where it penetrates the building exterior wall.	Provide sleeve and sealing for cable	2	ESL	I
Data System (& Service)	IDF on 2nd floor is Cat 5e and is housed in an open rack located in the electric room	Provide enclosed cabinet to house data equipment in electric room.	2	ESL	S
WIFI	Throughout Bayside learning Center		3	N	
Technology / AV Systems (Classrooms)	Wall mounted monitors are installed in approximately 1/2 of classrooms.		3	ESL	

SECURITY					
Secure Entry Vestibule	Vestibule enters into lobby. Visitors cannot enter school without passing through vestibule and lobby, which is adjacent to admin. offices.	No Action Required.			
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	Classrooms, and most other rooms have hardware which locks from the inside. Anyone in the room has the ability to lock the door.	No Action Required.			
Sightlines between Main Entry and Main Office	Good sightlines.	No Action Required.			

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Intrusion Alarm System	GE Networx NX-8V2 residential-grade security alarm panel serves the District Office. Bayside Learning has a separate GE NX-8E residential-grade security alarm control panel	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S
Security Camera System	No operational camera system other then video intercom at main entrance described below. Abandoned non-functional cameras remain in place in some interior areas.	Provide digital cameras connected to district servers	0	OB	S
Web-based? (Police Access?)					
Exterior Coverage (Playgrounds, Site)					
Entrances					
Exterior Emergency Doors					
Interior (Corridors, Common Areas)					
Digital Video Recording (DVR) System					
Door Access Control	None	No Action Required.			
Exterior Door Monitoring	Aiphone video intercom between main entrance and reception desk.		3	ESL	
Procedures	Emergency procedures are current and routinely practiced.	No Action Required.			
Evacuation	Procedure is current and routinely practiced.	No Action Required.			
Lockdown	Procedure is current and routinely practiced.	No Action Required.			
Lockout	Procedure is current and routinely practiced.	No Action Required.			
Panic Alarm System	None				
Credentials/ID System for Faculty, Staff, and Visitors	Sign in at main office and wear a visitors badge	No Action Required			



CENTRAL KITCHEN

CENTRAL KITCHEN
Detailed Existing Conditions Documentation

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY


GENERAL BUILDING DATA					
Address:	92 Waldron Way, Portland, ME				
Grade Levels:	Not Applicable				
Number of Students:	0				
Number of Faculty and Staff:	14				
Original Construction Date:	1998				
Date of Addition(s):	Renovation 2013				
Building Age:	18 Years				
Building Footprint (SF):	21,180 SF				
Number of Stories:	1				
Building Area (GSF):	21,180 GSF				
Total Site Area (Acres):	2.9506				
Zoning Designation:	IH Industrial High Impact				

SITE					
Building Entrances					
Connection to accessible route and accessibility	Waldron Way - Good	No Action Required	3	ESL	N/A
Parking					
General Layout Description	Overall good condition	No Action Required	3	ESL	N/A
Paving Materials	Bituminous - Good, small areas of failed paving	Repair paving as necessary	2	ESL	S
					
Curbing Materials & Wheel Stops	Bituminous Curb - Good	No Action Required	3	ESL	N/A

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

Number of Spaces (Regular & ADA)	26 total spaces including (1 ADA - non-compliant) 	Should be 2 ADA spaces given total number of spaces, repaint ADA spaces with compliant aisle dimensions.	1	ESL	I
Size of Spaces	9' X 18'	No Action Required	3	ESL	N/A
Parking Striping Condition	Faded - Good	Repaint parking.	2	END	S
Accessible Parking Signage	Good	No Action Required	3	ESL	N/A
Vehicular Drop-Off & Pick-Up Areas					
Locations	N/A	No Action Required	-	-	-
Car & Bus Separations	N/A	No Action Required	-	-	-
Vehicular & Pedestrian Circulation					
Observed Circulation Patterns	Flush entry door	No Action Required	3	ESL	N/A
Traffic Markings & Traffic Signage	N/A	No Action Required	-	-	-
Walkway Materials	None	No Action Required	-	-	-
Curb Cuts & Detectable Warning Strips	None	No Action Required	-	-	-
Pedestrian Ramp Location & Materials	Good	No Action Required	3	ESL	N/A
DOT School Zone Markings/Signage at Street	N/A				
Fire Department Access					
Locations	Front and side	No Action Required	3	ESL	N/A
Extent of perimeter access (full, 1/2?)	1/2	No Action Required	-	-	-
Service Area					
Paving Materials	Bituminous	No Action Required	3	ESL	N/A
Loading Dock or Leveler	3 docks	No Action Required	3	ESL	N/A
Trash & Recycling Containers (# & Size), Trash Compactor (size)	6 yd solid, roll off recycle	No Action Required	3	ESL	N/A
Fencing					

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Locations & Materials	Chain link with Security wire.	Restore at pond.	2	ESL	I
Site Topography					
Characteristics	Relatively flat.	No Action Required	3	ESL	N/A
Plantings, Trees and Shrubs					
Locations, Types and Densities	Good	No Action Required	3	ESL	N/A
Courtyards & Exterior Gathering Spaces					
Locations, Materials and Characteristics	N/A	No Action Required	-	-	-
In-Site Renewable Energy Resources	Not Applicable				
Site Furniture & Accessories					
Types, Locations, Materials	None	No Action Required	-	-	-
Bicycle Racks	None	No Action Required	-	-	-
Flagpoles	None	No Action Required	-	-	-
Site Drainage					
Ponding	Gravel wetland - Good 	No Action Required	3	ESL	N/A
Catch Basins	None	No Action Required	-	-	-
Bio-Retention Area	N/A	No Action Required	-	-	-
Irrigation System	N/A	No Action Required	-	-	-
Exterior Building Signage					
Location and Materials	Sign from previous owner.	Remove/replace sign	0	OB	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

STRUCTURAL					
Live Load Capacity	Unknown; main building floor believed to be slab-on-grade.	No Action Required	3	ESL	-
Foundations / Drainage	Foundation cast-in-place, footings unknown. Gravel drip strips around building; grading in back fairly flat; building appears to be located near wet land. Some shrinkage cracking in foundation not structural in nature.	No Action Required	3	ESL	-
First Floor Construction	Main floor slab-on-grade; forklifts in use; some embedded wood in slab and joints without joint fillers	Rout and re-fill joints to limit damage from hard wheel forklift traffic.	1	END (joints only)	S
Second Floor Construction	Several storage mezzanines (wood frame). Live load capacities of mezzanines unknown.	Perform engineering analysis and post mezzanine live load capacities	3	ESL	S
Roof Construction	Metal building standing seam roofing. Not accessed during visit. Based on age of building believed to be in good condition.	No Action Required	3	ESL	-
Exterior Wall Construction	Metal panel; concrete knee walls and masonry base band in parts of building; back of building metal panel down to slab level. Overall in good condition.				
Exterior Wall Construction	Specific conditions are indicated below: A. Masonry belt adjacent to main entry has missing mortar and could use repoint.	Repoint existing joints	2	ESL	S
Lateral Load Resistance	Frame action short direction/rod cross-bracing in long direction	No Action Required	-	-	-
Fire Resistance	Structural steel not fire proofed (appropriate based on construction type), (Structural review excluded sprinkler systems)	No Action Required	-	-	-
Expansion Joints	No expansion joints	No Action Required	-	-	-
Interior Partitions	Partitions mix of CMU, gypsum. Bracing observed at CMU partitions	No Action Required	-	-	-
Additional Observation	Entry stairs with cracking and spalling on walking surfaces and knee walls; repair to eliminate tripping hazards	Patch repair spalls, rout and seal cracks	2	ESL	I
Additional Observation	Temporary Canopy at rear of building appears unstable and will likely take significant sliding/drifted snow from high roof.	Remove temporary canopy	1	ND (joints only)	I

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

BUILDING EXTERIOR					
Exterior Wall Cladding					
Materials	Scored CMU, Corrugated insulated metal wall panels, concrete foundation wall	No Action Required	3	ESL	-
Spalling, Staining, Efflorescence	Areas of mildew on north elevation	Power wash clean north elevation	2	ESL	
Weeps	None observed	No Action Required	-	-	-
Windows					
Frame Materials	Aluminum Storefront Units	No Action Required	3	ESL	-
Glazing Type and Color	Clear insulated glass units	No Action Required	3	ESL	-
Operable Sash Type and Sash Hardware	Mix of fixed and casement windows	No Action Required	3	ESL	-
Storm Windows and Insect Screens	Yes - insect screens	No Action Required	3	ESL	-
Sills	Metal flashing as part of metal panel system	No Action Required	3	ESL	-
Lintels	None	No Action Required	-	-	-
Window Treatment (Shades or Blinds)	Shades	No Action Required	3	ESL	-
Exterior Doors - Main Entrance					
Frame Materials	Painted hollow metal door and frame - some corrosion noted on door and frame	Remove corrosion and repaint door and frame	2	ESL	
Glazing Type and Color	Clear insulated glass units	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
(Refer to Building Interior - Main Entrance for add'l info)					
Exterior Doors (not including Main Entry)					
Materials	Painted hollow metal doors and frames - paint is worn	Repaint exterior doors and frames	2	ESL	
Lintels	None	No Action Required	-	-	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	-	-	-
Door Hardware	Stainless steel and code compliant	No Action Required	3	ESL	-
Overhead or Coiling Doors	(3) insulated overhead doors with fabric surrounds	No Action Required	3	ESL	-
Fascia, Trim, Soffits & Overhangs					
Materials	None	No Action Required	-	-	-
Sealants & Expansion Joints					
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	3	ESL	L
Building Joint Sealant	None	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY

BUILDING EXTERIOR					
Roof Assembly & Flashing					
Flat or Sloped Geometry	Sloped	No Action Required	-	-	-
Material, Type, Color	Metal sloped roof	No Action Required	3	ESL	-
Age	18 Years (installed 1998)	No Action Required	-	-	-
Roof Edges and Copings	Metal roof edges	No Action Required	3	ESL	-
Roof Drains (Covers)	None - roof sheds water to gravel strips around perimeter of building	No Action Required	3	ESL	-
Condition of Flashings & Transitions	Not applicable	No Action Required	-	-	-
Walkway Pads	None	No Action Required	-	-	-
Skylights					
Type (unit or glazed)	None	No Action Required	-	-	-
Glazing Type	None	No Action Required	-	-	-
Curbs	None	No Action Required	-	-	-
Gutters and Downspouts					
Locations and Materials	None	No Action Required	-	-	-
Splash Block or Tied to Storm Drainage	None	No Action Required	-	-	-
Exterior Stairs and Ladders					
Locations and Materials	Exterior metal handrails/guardrails are corroded	Remove corrosion, prime, and repaint handrails/guardrails	2	ESL	
Areaways					
	Not applicable				
Decorative Items or Features					
Types and Locations	None	No Action Required	-	-	-
Other Observations					
Pests (Wasps, Bees, Bird Nests)	None	No Action Required	-	-	-
Shed	There is a dilapidated wood shed with cooking grill on the north side of the building; presence of the shed is causing mildew on adjacent metal wall panels	Remove shed in its entirety	1	OB	
Outdoor storage	Presence of storage on north side exterior stairs is blocking path of egress	Remove stored materials on egress stairs	1	OB	I

BUILDING INTERIOR	
General Notes	

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Interior Walls	Painted CMU and GWB	Recommend repaint all CMU and GWB Walls	2	ESL	
Main Entrance					
Floor & Base Finish Materials	Quarry tile flooring, rubber base	No Action Required	3	ESL	-
Entrance Mats	None	No Action Required	-	-	-
Wall Finish Materials	Painted GWB and fiberglass wall panels	Repaint walls	2	ESL	
Ceiling Finish Materials	Painted GWB	No Action Required	3	ESL	-
Video/Intercom to Main Office	None	No Action Required	-	-	-
Door Configuration (Vestibule?)	Enclosed vestibule with exterior and inner doors	No Action Required	3	ESL	-
Door Access Control (FOB / Prox Card)	None	No Action Required	-	-	-
Door Hardware	Stainless steel, non-ADA compliant exterior pull hardware	Replace exterior door pull hardware	2	OB	
(Refer to Building Exterior - Main Entry Doors for add'l info)					
Main Lobby / Reception					
Floor & Base Finish Materials	Quarry tile flooring, rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted GWB	Repaint walls	2	ESL	
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Visual Display Surfaces	None	No Action Required	-	-	-
Display Cases	None	No Action Required	-	-	-
AV and Interactive Systems	None	No Action Required	-	-	-
Interior Signage					
Materials	None	Provide ADA compliant signage	-	-	
At Code Required Locations?	None	No Action Required	-	-	-
Accessibility Compliance	None	No Action Required	-	-	-
Elevators and Lifts					
Kitchen and Servery					
	(See Food Service Below)				
Locker Room					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB	See General Notes	-	-	-
Ceiling Finish Materials	2x4 ACT - numerous stained tiles	Replace ACT ceiling	1	END	
Lockers	Painted metal vented lockers - worn	Replace lockers with vented solid plastic lockers	1	END	
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Staff Room					
Floor & Base Finish Materials	VCT flooring and rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted GWB	See General Notes	-	-	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	Wood veneer with plastic laminate top	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Administration Office Area					
Floor & Base Finish Materials	Quarry tile flooring, rubber base	No Action Required	3	ESL	-
Wall Finish Materials	Painted GWB	No Action Required	3	ESL	-
Ceiling Finish Materials	2x4 ACT	No Action Required	3	ESL	-
Casework	None	No Action Required	-	-	-
Visual Display Surfaces	None	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frames and mix of hollow metal and wood veneer doors	Repaint frames and doors	2	ESL	
Door Hardware	Good condition and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Staff Toilets					
Floor & Base Finish Materials	VCT flooring and rubber base - both are stained and worn	Replace VCT flooring and rubber base	1	END	

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted GWB	See General Notes	-	-	-
Ceiling Finish Materials	2x4 ACT ceiling	No Action Required	3	ESL	-
Toilet Partitions	Painted metal toilet partitions in poor condition and corrosion	Replace toilet partitions with solid plastic toilet compartments	1	END	
Plumbing Fixtures	ceramic wall mounted lavatories and urinals and floor mounted toilets	No Action Required	3	ESL	-
Accessories	Accessible toilet compartments missing grab bars	Provide ADA grab bars	1	OB	I
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are compliant	No Action Required	-	-	-
Door Material (Including Frame & Glazing)	Painted hollow metal frames and wood veneer doors	No Action Required	3	ESL	-
Door Hardware	Stainless steel and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Receiving					
Floor Finish Materials	Sealed concrete floor	No Action Required	3	ESL	-
Base	Painted CMU / concrete foundation wall	No Action Required	3	ESL	-
Wall Finish Materials	Painted GWB - areas of holes and damage	Patch holes in walls and repaint	2	ESL	
Wall Finish Materials	Fiberglass wall panels - some damaged panels	Replace damaged fiberglass wall panels	2	ESL	
Wall Finish Materials	Exterior metal wall panels	No Action Required	3	ESL	-
Ceiling Finish Materials	Exposed structure	No Action Required	3	ESL	-
Storage Rooms					
Floor Finish Materials	Mix of sealed and unsealed concrete floors	Seal all concrete floors	2	ESL	
Base	None	No Action Required	-	-	-
Wall Finish Materials	Mix of fiberglass wall panels, painted CMU, painted GWB, exterior metal wall panels	No Action Required	3	ESL	-
Ceiling Finish Materials	Exposed structure	No Action Required	3	ESL	-
Staging Area					
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	END	

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)			
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable			
4 - Excellent - New					

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Wall Finish Materials	Painted CMU and GWB	See General Notes	-	-	-
Wall Finish Materials	Fiberglass wall panels - some areas of wear	Replace worn out fiberglass wall panels	2	END	
Ceiling Finish Materials	Mix of exposed structure wand washable 2 x 4 ACT	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Hollow metal doors and frames - paint is worn	Repaint doors and frames	2	ESL	
Door Hardware	Compliant and in good condition	No Action Required	3	ESL	-
Door Widths and Clearances	Compliant	No Action Required	3	ESL	-
Wash Area					
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	
Wall Finish Materials	Painted CMU	See General Notes	-	-	-
Ceiling Finish Materials	2x4 washable ACT	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Painted hollow metal door and frame	No Action Required	3	ESL	-
Door Hardware	Mix of brass and galvanized metal - code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	Compliant	No Action Required	3	ESL	-
Food Service Equipment	Dishwasher with overhead exhaust hood, 3-pot sink	No Action Required	3	ESL	-
Prep Areas					
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	
Wall Finish Materials	Painted CMU	See General Notes	-	-	-
Wall Finish Materials	Fiberglass wall panels	No Action Required	3	ESL	-
Ceiling Finish Materials	2x4 washable ACT	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Hollow metal doors and frames	No Action Required	3	ESL	-
Door Hardware	Heavy duty plastic and metal - good condition and code compliant	No Action Required	3	ESL	-
Door Widths and Clearances	3' x 7' and code compliant	No Action Required	3	ESL	-
Food Service Equipment	Equipment is well maintained and appears in good condition	No Action Required	3	ESL	-
Hand wash sinks	Wall mounted stainless steel hand wash sinks installed in appropriate locations	No Action Required	3	ESL	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Exhaust Hood	Yes - equipped with Ansul fire protection system	No Action Required	3	ESL	-
Service Corridor and Hose Wash Area					
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	
Wall Finish Materials	Painted CMU and GWB	See General Notes	-	-	-
Wall Finish Materials	Fiberglass wall panels - some damage with holes	Replace damaged fiberglass wall panels	2	ESL	
Ceiling Finish Materials	2x4 washable ACT	No Action Required	3	ESL	-
Other	Corrosion on (1) exposed steel column	Remove corrosion from column, prime, and repaint	2	ESL	
Walk-in Cooler and Freezer					
Floor & Base Finish Materials	Sealed concrete floor - fair condition, stained	Reseal concrete floors	2	ESL	
Wall Finish Materials	Insulated metal wall panels	No Action Required	3	ESL	-
Ceiling Finish Materials	Insulated panels	No Action Required	3	ESL	-
Door Material (Including Frame & Glazing)	Plastic doors with painted stl angle frame - some corrosion on frame	Prep and repaint steel angle door frame	2	ESL	
Door Material (Including Frame & Glazing)	Sliding insulated metal door	No Action Required	3	ESL	-
Door Hardware	Good condition	No Action Required	3	ESL	-
Door Widths and Clearances	Compliant	No Action Required	3	ESL	-

FIRE PROTECTION					
Fire Service	Municipal 6" entrance / 4" Service	None	3	ESL	L
Type of Sprinkler System	NFPA 13 Automatic wet system	None	3	ESL	L
Cross Connection Prevention	Double check testable	None	3	ESL	L
Sprinklers	Upright, pendant & semi-recessed at ceilings	None	3	ESL	L
Special Systems	NA				
Fire Department Connection	Single 4"	None	3	ESL	L
Misc. Fire Protection	NA				
Ansul Hood	NA				

PLUMBING					
Water Service	4" Municipal - Metered	None	3	ESL	
Cold Water System	2" Backflow protection	Verify RPZ Compliant--Grandfathered	3	ESL	
Hot Water System	430 gallon storage w/800 MBH indirect boiler	None	4	N	S
Sanitary Waste and Vent System	Cast Iron and PVC	None	3	ESL	L
Storm Drain System	Sloped Metal Roof				
Plumbing Fixtures	Upgraded recently	None	3	ESL	L

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Drinking Fountains / Water Coolers	NA				
Natural Gas	Entrance, regulator, meter schedule 40 welded	None			
Kitchen Gas Service & Shut-Offs	Yes				
Natatorium Systems	NA				

MECHANICAL					
Fuel Type / Service (Gas/Oil)	Natural Gas	No Action Required			N/A
Heating Plant	No Plant (Gas UHs, AHU, & MUA) see below	No Action Required			N/A
Air Conditioning (Yes/No/Limited)	Limited	See AHU below			N/A
Cooling Plant	NA				
Air Handling Unit Systems	Kitchen MUA installed 2013	No Action Required	3	N	L
Air Handling Unit Systems	Administration AHU (4 years service life left)---Lack of fresh air (OA).	Replace Admin AHU with 5 ton split DX, gas heat with OA ventilation...replace ductwork (2,000 SF)	2	END	S
Pumps	NA				N/A
Terminal Unit Systems	Gas fired unit heaters	Replace with new horizontal condensing gas fired Uhs (Figure 10 @ 120 MBH)	1	END	I
Exhaust Systems	Rooftop Kitchen Hood(s) Exhaust installed 2013...(4) 2,000 CFM fans	No Action Required	3	N	L
Exhaust Systems	No central exhaust for toilets	Install (1) 500 CFM rooftop fan	1	OB	S
Piping System	NA				N/A
Automatic Temperature Controls	Limited to T stats for Uhs and AHU -- MUA has DDC	Add DDC for AHU and EF (25 DDC points)	2	OB	S
Natatorium Systems	NA				

ELECTRICAL					
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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Service	Underground Primary from overhead utility lines to utility-owned padmount transformer. Underground secondary from transformer to main circuit breaker of Panelboard MDP.	Service entrance and equipment will need to be replaced in approximately 20 years	3	ESL	L
Wiring	(2) 5" primary conduits. Service entrance to building appears to be (2) 4" conduits.		3	ESL	
Equipment	1998 vintage Cutler Hammer Main Distribution Panelboard (MDP). One circuit breaker is marked "spare and six others are currently in the off position, but are marked to indicate that they feed utilization equipment such as aeration blowers and chillers. We suspect that some of these circuit breakers are actually unused.	As a maintenance item, the MDP circuit breaker identification should be updated to reflect only current equipment.	2	ESL	I
Rating	800A, 480/277-volt, 3-phase, 4-wire				
Distribution System					
Panels	Branch-circuit panels are generally a mix of late 1990's vintage Cutler Hammer panelboards and 2013 vintage Square D panelboards. There is a loadcenter in the electric room that appears to be abandoned, as well as an abandoned 75-kVA transformer in the electric room that appears to have once fed a chiller that has been removed.	Remove abandoned equipment and associated wiring as a maintenance item. Approximately 60% of panels will need to be replaced within 20 years.	2	ESL	I/L
Motor Controls					
Wiring	Building wire in conduit.		3	ESL	
Branch Circuits	Building wire in conduit where exposed. Presumbaly, branch circuit wiring concealed in walls and above ceilings is type MC cable.		3	ESL	
Site Lighting (type & material)	Shoebox style pole mounted fixtures utilizing High-pressure sodium lamps.	Update site lighting to LED fixtures that utilize full cutoff optics	2	END	S
Exterior Building Lighting	Mixture of LED and metal halide wall packs	Update building mounted lighting to LED fixtures as metal halide units fail	2	END	S
Interior Lighting					
Process Areas	Mix of recessed food service grade lens troffers and Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.		3	ESL	L

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			SEE LEGEND		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Offices	Mostly recessed fixtures parabolic lenses and T8 fluorescent lamps. Some incandescent downlights in entrance lobby. T12 lamps were noted in break room.	Update to modern LED luminaires with high-performance optics.	2	END	S
Corridors	Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.	Update to modern LED luminaires with high-performance optics.	3	ESL	L
Toilets	Fluorescent with T8 lamps	Update to modern LED luminaires with high-performance optics.	3	ESL	L
Mech/Storage	Fluorescent with T8 lamps in mechanical rooms. Receiving and warehouse areas have been updated to LED with occupancy sensors.	Update areas with fluorescent luminaires to LED.	3	ESL	L
Assembly	N/A				
Gym	N/A				
Emergency Power	N/A				
Life Safety					
Fire Alarm	2013 vintage Siemens FC901 control panel. System complies with ADA and current codes and standards.	Fire alarm system will need to be replaced within 20 years	3	ESL	L
Emergency Lighting	Emergnecy battery units with integral and remote heads. Many units utilize LED heads, but some older units that are original to the building remain. There is no emergency lighting at the exterior of exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S
Lightning Protection	N/A				
Intercom/Paging System	N/A				
Phone System (& Service)	(1) 4" underground utility conduit enters building at demarcation board in main electric room. Telephones are Cisco VOIP.				
Clock System	N/A				
Cable (& Service)	(1) 2" conduit for CATV with coaxial cable to utility demarcation in main electric room		3	ESL	
Data System (& Service)	Building is not equipped with fiber optic connectivity from the utility. Data rack is open type in a shared location.	Provide enclosed cabinet to house data equipment.	2	ESL	L
WIFI	Available throughout the building		3	ESL	
Technology / AV Systems (Classrooms)	N/A				

SECURITY					
Secure Entry Vestibule	No	No Action Required	-	-	-

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND		
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY
Ability to Lock Interior Doors from the Inside (Classrooms, Toilets, Offices) for Lockdown Procedure	No	No Action Required	-	-	-
Sightlines between Main Entry and Main Office	No	No Action Required	-	-	-
Intrusion Alarm System	ADT Residential-grade security alarm control panel	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S
Security Camera System	N/A	Provide web-based security camera system			
Door Access Control	No	No Action Required	-	-	-
Exterior Door Monitoring	No	No Action Required	-	-	-
Panic Alarm System	No	No Action Required	-	-	-
Credentials/ID System for Faculty, Staff, and Visitors	No	No Action Required	-	-	-

