School Building Authority at the Rhode Island Department of Education
LEA Condition Data Review

Statewide Facilities Survey & Prioritization Planning Services

August 2016

Introduction

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

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

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

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

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

Process Overview

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

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

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

Traffic – evaluation of traffic infrastructure surrounding school facilities

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

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

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

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



Data Overview

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

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

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

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

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

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

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

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

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

We welcome your participation and collaboration

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

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





LEA Review Report

Dr. Harry L. Halliwell Memorial School August 2016

Address: 358 Victory Highway, Slatersville, RI 02876

Report Generated: August 22, 2016



Year Built:	1957
Building Area:	30,375
Capacity:	169



Site Level Deficiencies

Site

One					
MAPPS ID	Deficiency		Category	Qty UoM	Priority
1112	Fencing Requires Replacement (4' Chain Link Fen	ce)	Capital Renewal	360 LF	3
	Note: Fence i	s falling down.			
2847	Septic System Has Failed And Requires Replacem	nent	Capital Renewal	1 Ea.	3
4452	Traffic Signage Is Required		Traffic	7 Ea.	3
	Note: Upgrad	e school zone signs			
1110			Capital Renewal	4 Ea.	4
Exterio	r				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
1312	Handrail Requires Repainting		Deferred Maintenance	500 LF	4

1312 Handrail Requires Repainting

Railings throughout the campus are worn and in need of repainting. Note:

Building: 01 - Building 01

Roofing

MAPP	S ID Deficiency			Category	Qty UoM	Priority	
112	0 Shingle Roof Requires Replacement			Capital Renewal	1,600 SF	1	
	Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.						

Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1144	The Metal Exterior Door Requires Repla	acement	Capital Renewal	1 Door	2
	Note:	Exterior door at entrance is worn, chipped, and faded.			
1115	The Wood Window Requires Replacem	ent	Capital Renewal	60 SF	2
	Note:	Single-pane windows from 1957.			
1121	The Wood Window Requires Replacem	ent	Capital Renewal	96 SF	2
	Note:	Windows are single-pane and likely original to the building.			
1122	The Wood Window Requires Replacem	ent	Capital Renewal	40 SF	2
	Note:	Windows are single-pane and likely original to the building.			
1114	The Exterior Wood Requires Replacem	ent (Bldg SF)	Capital Renewal	1,600 SF	3
	Note:	Wood veneer is cracked, faded, and in need of replacement.			

Interior

MAPPS ID	Deficiency	•	Category	Qty UoM	Priority
1118	9x9 Asbestos Tile Present and In Active	Use, Greater than 25 Percent has Significant Deterioration	Hazardous Material	1,440 SF	3
	Note:	VCT is likely original to building and is stained and faded.			
1123	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	1,600 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1116	Ceiling Grid Requires Replacement		Capital Renewal	1,600 SF	4
	Note:	Grid system is original to the building and in need of replacement.			
1117	Interior Walls Require Repainting (Bldg	SF)	Capital Renewal	1,520 SF	5
	Note:	Interior walls are chipped and faded and should be repainted.			

Mechanical

MAPPS ID	Deficiency	Category Qt	y UoM	Priority
2849	Ductwork Requires Replacement (SF Basis)	Capital Renewal 1,60	0 SF	3

Electrical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1197	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1073	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2



Electrical

MAPPS ID	Deficiency			Category Qty L	JoM Priority
		Note:	40 amp		

Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1205	Non-Refrigerated Drinking Fountain Red	quires Replacement	Capital Renewal	1 Ea.	3
2895	The Gas Water Heater Requires Replace	ne Gas Water Heater Requires Replacement		1 Ea.	3
1194	The Plumbing / Domestic Water Piping	System Is Beyond Its Useful Life	Capital Renewal	1,600 SF	3
	Note:	Corrosion at the soil line.			
1074	The Toilets Plumbing Fixtures Require F	Replacement	Capital Renewal	2 Ea.	3
	Note:	Toilets are corroded, stained, and leaking.			
1076	The Custodial Mop Or Service Sink Rec	uires Replacement	Deferred Maintenance	1 Ea.	4
1075	The Restroom Lavatories Plumbing Fixt	ures Require Replacement	Capital Renewal	2 Ea.	4
	Note:	Restroom lavatories are corroded and leaking.			

Technology

MAPPS ID	Deficiency		Category	Qty UoM	Priority
24960	chnology: Campus wireless infrastructure meets standards but does not cover all areas of campus.		Technology	24 Ea.	3
	Note: Wireless does not support 802.11AC				
Specia	lties				

MAPPS ID	Deficiency		Category	Qty UoM	Priority	
1119	Replace Cabinetry In Classes/Labs		Deferred Maintenance	2 Room	4	
	Note:	Cabinetry is worn with surfaces peeling, chipped, or missing.				

Building: 02 - Building 02

Roofing

MAPPS ID	Deficiency			Category	Qty UoM	Priority	
1136	Shingle Roof Requires Replacement			Capital Renewal	1,600 SF	1	
	Note:	Roof has not been replaced or fully repaired in recent memory and is likely original to building.					

Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1129	The Wood Window Requires Replacem	ent	Capital Renewal	60 SF	2
	Note:	Single-pane windows from 1957.			
1137	The Wood Window Requires Replacem	ent	Capital Renewal	96 SF	2
	Note:	Windows are single-pane and likely original to the building.			
1138	The Wood Window Requires Replacem	ent	Capital Renewal	40 SF	2
	Note:	Windows are single-pane and likely original to the building.			
1130	The Metal Exterior Door Requires Repla	acement	Capital Renewal	1 Door	3
	Note:	Exterior door at entrance is worn, chipped, and faded.			
1128	The Exterior Wood Requires Replacem	ent (Bldg SF)	Capital Renewal	1,600 SF	4
	Note:	Wood veneer is cracked, faded, and in need of replacement.			

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1139	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	1,600 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1134	Asbestos 9x9 Tile is Present. Limited Ar	reas of Lifting or Broken Tiles Exist	Hazardous Material	1,440 SF	3
	Note:	VCT is likely original to building and is stained and faded.			
1132	Ceiling Grid Requires Replacement		Capital Renewal	1,600 SF	4
	Note:	Grid system is original to the building and in need of replacement.			



Interior

nterior				
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1131	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	1,520 SF	5
	Note: Interior walls are chipped and faded and should be repainted.			
Mechar	nical			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1078	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
2851	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electric	al			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1220	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1077	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
Plumbi	ng			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1226	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1 Ea.	3
	Note: Drinking fountain is leaking.			
1228	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1 Ea.	3
	Note: Mop sink is corroded and leaking.			
1079	The Gas Water Heater Requires Replacement	Deferred Maintenance	1 Ea.	3
	Note: Water heater is rusted and corroded.			
1219	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	1,600 SF	3
	Note: Corrosion at the soil line.			
1224	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2 Ea.	3
1225	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2 Ea.	4
	Note: Restroom lavatories are stained and leaking.			
Special	ties			
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MAPPS ID	Deficiency	Category	Qty UoM	Priority

Note: Cabinetry is worn with surfaces peeling, chipped, or missing.

Building: 03 - Building 03

Roofing

MAP	PS ID	Deficiency	Category	Qty UoM	Priority
11	50	Shingle Roof Requires Replacement	Capital Renewal	1,600 SF	1
		Note:	Roof has not been replaced or fully repaired in recent memory and is likely original to building.		

Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1145	The Metal Exterior Door Requir	res Replace	ement	Capital Renewal	1 Door	2
	N	lote:	Exterior door at entrance is worn, chipped, and faded.			
1142	The Wood Window Requires R	eplacemer	nt	Capital Renewal	96 SF	2
	N	lote:	Single-pane windows from 1957.			
1151	The Wood Window Requires R	eplacemer	nt	Capital Renewal	40 SF	2
	N	lote:	Windows are single-pane and likely original to the building.			
1152	The Wood Window Requires R	eplacemer	nt	Capital Renewal	60 SF	2
	N	lote:	Windows are single-pane and likely original to the building.			
1141	The Exterior Wood Requires Re	eplacemen	it (Bldg SF)	Capital Renewal	1,600 SF	4
	N	lote:	Wood veneer is cracked, faded, and in need of replacement.			



Interior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1148	9x9 Asbestos Tile Present and In Active	Use, Greater than 25 Percent has Significant Deterioration	Hazardous Material	1,440 SF	3
	Note:	VCT is likely original to building and is stained and faded.			
2855	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	1,600 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1146	Ceiling Grid Requires Replacement		Capital Renewal	1,600 SF	4
	Note:	Grid system is original to the building and in need of replacement.			
1147	Interior Walls Require Repainting (Bldg	SF)	Capital Renewal	1,520 SF	5
	Note:	Interior walls are chipped and faded and should be repainted.			

Mechanical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1080	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
	Note: Furnaces are corroded and rusted.			
2852	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electric	cal			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1254	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1082	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
Plumbi	ing			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1081	The Gas Water Heater Requires Replacement	Deferred Maintenance	1 Ea.	3
1253	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	1,600 SF	3
	Note: Corrosion at the soil line.			
1258	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1 Ea.	3
1257	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2 Ea.	3
1256	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2 Ea.	3
1259	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1 Ea.	4
	Note: Mop sink is corroded and leaking.			
Specia	Ities			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1149	Replace Cabinetry In Classes/Labs	Deferred Maintenance	2 Room	4

Note: Cabinetry is worn with surfaces peeling, chipped, or missing.

Building: 04 - Building 04

Roofing

MAPPS ID	Deficiency	C	ategory	Qty I	JoM	Priority
1161	Shingle Roof Requires Replacement	C	apital Renewal	1,600 \$	SF	1
	Note:	Roof has not been replaced or fully repaired in recent memory and is likely original to) building			

Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1156	The Metal Exterior Door Requires	Replac	ement	Capital Renewal	1 Door	2
	Note	e:	Exterior door at entrance is worn, chipped, and faded.			
1155	The Wood Window Requires Repla	lacemer	nt	Capital Renewal	96 SF	2
	Note	e:	Single-pane windows from 1957.			
1162	The Wood Window Requires Repla	lacemer	nt	Capital Renewal	40 SF	2
	Note	e:	Windows are single-pane and likely original to the building.			
1165	The Wood Window Requires Repla	lacemer	nt	Capital Renewal	60 SF	2
	Note	e:	Windows are single-pane and likely original to the building.			



Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority	
1154	The Exterior Wood Requires Rep	placement	t (Bldg SF)	Capital Renewal	1,600 SF	4	
	No	ote:	Wood veneer is cracked, faded, and in need of replacement.				

Interior

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1167	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	1,600 SF	3
	Note: Acoustic tiles are likely original to the building and in need of	replacement.		
2854	Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	1,440 SF	3
1157	Ceiling Grid Requires Replacement	Capital Renewal	1,600 SF	4
	Note: Grid system is original to the building and in need of replacer	ment.		
1158	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	1,520 SF	5
	Note: Interior walls are chipped and faded and should be repainted	J.		
Mechai	nical			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1083	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
2853	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electric	cal			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1277	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1085	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
1283	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
Plumbi	ing			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1084	The Gas Water Heater Requires Replacement	Deferred Maintenance	1 Ea.	2
	Note: Water heater is rusted and corroded.			
1287	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1 Ea.	3
	Note: Mop sink is corroded and leaking.			
1275	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	1,600 SF	3
	Note: Corrosion at the soil line.			
1285	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1 Ea.	3
	Note: Compressor is non-functional.			
				3
1282	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2 Ea.	3

Specialties

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1160	Replace Cabinetry In Classes/Labs		Deferred Maintenance	2 Room	4
	Note:	Cabinetry is worn with surfaces peeling, chipped, or missing.			

Building: 05 - Building 05

Roofing

MAPPS ID	Deficiency	Catego	ory Qty Uo	M Priority
1179	Shingle Roof Requires Replacement	Capital	Renewal 3,200 SF	1
	Note:	Roof has not been replaced or fully repaired in recent memory and is likely original to build	ling.	

Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1172	The Metal Exterior Door Requires Repla	cement	Capital Renewal	1 Door	2
	Note:	Exterior door at entrance is worn, chipped, and faded.			

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Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1170	The Wood Window Requires Re	eplaceme	nt	Capital Renewal	80 SF	2
	No	ote:	Single-pane windows from 1957.			
1180	The Wood Window Requires Re	eplaceme	nt	Capital Renewal	192 SF	2
	No	ote:	Windows are single-pane and likely original to the building.			
1182	The Wood Window Requires Re	eplaceme	nt	Capital Renewal	120 SF	2
	No	ote:	Windows are single-pane and likely original to the building.			
1168	The Exterior Wood Requires Re	placeme	nt (Bldg SF)	Capital Renewal	3,200 SF	4
	No	ote:	Wood veneer is cracked, faded, and in need of replacement.			

Interior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1176	12 x 12 Floor Tiles Are Lifting or Broken	and Highly Likely Contain Asbestos	Hazardous Material	2,880 SF	3
	Note:	12x12 and 9x9 tiles should be replaced.			
1183	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	3,200 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1173	Ceiling Grid Requires Replacement		Capital Renewal	3,200 SF	4
	Note:	Grid system is original to the building and in need of replacement.			
1175	Interior Walls Require Repainting (Bldg	SF)	Capital Renewal	3,040 SF	5
	Note:	Interior walls are chipped and faded and should be repainted.			

Mechanical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1288	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4 Ea.	2
	Note: Heat exchangers are rusted.			
2856	Ductwork Requires Replacement (SF Basis)	Capital Renewal	3,200 SF	3
Electric	cal			

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1291	The Lighting Fixtures Require Replacement	Capital Renewal	3,200 SF	2
1086	The Panelboard Requires Replacement	Capital Renewal	2 Ea.	2

Plumbing

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1296	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2 Ea.	3
1298	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2 Ea.	3
	Note: Mop sinks are corroded and leaking.			
2902	The Gas Water Heater Requires Replacement	Deferred Maintenance	1 Ea.	3
1290	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	3,200 SF	3
1294	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	4 Ea.	3
1293	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4 Ea.	3
Specia	Ities			
MAPPS ID	Deficiency	Category	Qty UoM	Priority

1177 Replace Cabinetry In Classes/Labs

Note: Cabinetry is worn with surfaces peeling, chipped, or missing.

Building: 06 - Administration Building

Roofing

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MAPPS ID	Deficiency		Category	Qty UoM	Priority
1196	Shingle Roof Requires Replacement		Capital Renewal	1,600 SF	1
	Note:	Roof has not been replaced or fully repaired in recent memory and is likely origina	al to building.		

Deferred Maintenance

3 Room

4



Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1187	The Metal Exterior Door Requ	uires Replac	cement	Capital Renewal	3 Door	2
		Note:	Exterior doors are worn, chipped, and faded.			
1186	The Wood Window Requires	Replaceme	nt	Capital Renewal	60 SF	2
		Note:	Single-pane windows from 1957.			
1198	The Wood Window Requires	Replaceme	nt	Capital Renewal	96 SF	2
		Note:	Windows are single-pane and likely original to the building.			
1199	The Wood Window Requires	Replaceme	nt	Capital Renewal	288 SF	2
		Note:	Windows are single-pane and likely original to the building.			
1185	The Exterior Wood Requires	Replaceme	nt (Bldg SF)	Capital Renewal	1,600 SF	4
		Note:	Wood veneer is cracked, faded, and in need of replacement.			

MAPPS ID	Deficiency	Category	Qty UoM	Priority
6547	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (me square feet)	asurement unit - Hazardous Material	1,000 SF	2
	Note: Metal Covered Walkway Metal Walkway			
1193	12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	1,440 SF	3
	Note: 12x12 and 9x9 tiles should be replaced.			
1200	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	800 SF	3
	Note: Acoustic tiles are likely original to the building and in need of rep	lacement.		
2860	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	800 SF	3
6546	Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	11,000 LF	3
	Note: All Exterior Halls Window Caulk			
6455	Paint (probable pre-1978) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (measquare feet)	asurement unit - Hazardous Material	200 SF	3
	Note: Room 5A Painted Walls			
6475	Paint (probable pre-1978) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (mea square feet)	asurement unit - Hazardous Material	50 SF	3
	Note: Room 1B Windows			
6521	Paint (probable pre-1978) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (mea square feet)	asurement unit - Hazardous Material	4,000 SF	3
	Note: Cafeteria Wood Ceiling			
6523	Paint (probable pre-1978) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (mea square feet)	asurement unit - Hazardous Material	50 SF	3
	Note: Café Stage Window Trim			
6443	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (measeach)	surement unit - Hazardous Material	1 Ea.	3
	Note: Conference Room Door Frame			
6533	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (mease each)	surement unit - Hazardous Material	1 Ea.	3
	Note: Exit Door			
6442	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (meas linear feet)	surement unit - Hazardous Material	100 LF	3
	Note: Conference Room Window Trim			
6503	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (meas linear feet)	surement unit - Hazardous Material	30 LF	3
	Note: Music Room Wood Casework - Base Cabinets			
6542	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (meas linear feet)	surement unit - Hazardous Material	100 LF	3
	Note: Boys and Girls Bathrooms Wood Trim			
6544	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (meas linear feet)	surement unit - Hazardous Material	1,000 LF	3
	Note: All Exterior Halls Wood Trim and Panels			
1189	Ceiling Grid Requires Replacement	Capital Renewal	800 SF	4
	Note: Grid system is original to the building and in need of replacemen	ıt.		
6522	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (mea square feet)	asurement unit - Hazardous Material	300 SF	4
	Note: Café stage painted walls			
6528	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (mea square feet)	asurement unit - Hazardous Material	1,200 SF	4
	Note: Kitchen Wood Ceiling			



Interior

interior						
MAPPS ID	Deficiency			Category	Qty UoM	Priority
6532	Paint (probable pre-1978) - d square feet)	lamaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	200 SF	4
		Note:	Office Wood Ceiling			
4688	Room Is Excessively Reverb	erant		Acoustics	3,600 SF	4
		Note:	Gym			
1191	Interior Walls Require Repair	nting (Bldg Sl	F)	Capital Renewal	1,600 SF	5
		Note:	Interior walls are chipped and faded and should be repainted.			

Mechanical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1089	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
	Note: Heat exchangers are rusted.			
1096	The Window AC Unit Component Requires Replacement	Capital Renewal	5 Ea.	2
	Note: Window units are aged and rusted.			
2857	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electric	cal			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1302	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1087	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
1090	The Panelboard Requires Replacement	Capital Renewal	3 Ea.	2
Plumbi	ng			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
2859	The Gas Water Heater Requires Replacement	Deferred Maintenance	1 Ea.	3
1305	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	1,600 SF	3
1091	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	3 Ea.	3
1094	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1 Ea.	4
	Note: Mop sinks are corroded and leaking.			
2858	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1 Ea.	4
1093	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	3 Ea.	4

Technology

	0,				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
3943	Technology: Campus lacks security ele	ctronic access control.	Technology	4 Ea.	3
	Note:	No Access Control System add Access Control with 4 doors			
3940	Technology: Classroom AV/Multimedia	systems are in need of improvements.	Technology	1 Ea.	3
	Note:	Refresh AV system in Library.			
3941	Technology: Classroom AV/Multimedia	systems are inadequate and/or near end of useful life.	Technology	24 Ea.	3
	Note:	Technology: Add new classroom AV/Multimedia systems to support digital f	ormats.		
3945	Technology: Gymnasium sound system	n is nonexisitant, inadequate, or near end of useful life.	Technology	1 Ea.	3
	Note:	Refresh gym audio system			
3938	Technology: Instructional spaces do no	t have local sound reinforcement.	Technology	24 Ea.	3
	Note:	Add sound reinforcement found in instructions spaces			
3929	Technology: Intermediate Telecommun	ications Room grounding system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	IDF Admin needs grounding system improvements.			
3934	Technology: Intermediate Telecommun	ications Room grounding system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	IDF Classroom needs grounding system improvements.			
3928	Technology: Intermediate Telecommun improvements.	ications Room is not dedicated. Room requires partial walls and/or major	Technology	1 Ea.	3
	Note:	IDF Admin needs to be rezoned.			
3933	Technology: Intermediate Telecommun improvements.	ications Room is not dedicated. Room requires partial walls and/or major	Technology	1 Ea.	3
	Note:	IDF Classroom add secure wall cabinet if not rezoning			
3926	Technology: Main Telecommunications	Room ground system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	MDF has no ground system.			



Technology

APPS ID	Deficiency		Category	Qty UoM	Priority
3924	Technology: Main Telecommunicati	ons Room is not dedicated and/or inadequate.	Technology	1 Ea.	3
	Note:	miff - rezone and dedicate space			
3927	Technology: Network cabling infrast	ructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	48 Ea.	3
	Note:	MDF Existing category 5 cables serviced by this space.			
3931	Technology: Network cabling infrast	ructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	10 Ea.	3
	Note:	IDF Admin Existing category 5 cables serviced by this space.			
3936	Technology: Network cabling infrast	ructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	10 Ea.	3
	Note:	IDF Classroom Existing category 5 cables serviced by this space.			
3948	Technology: Network cabling infrast	ructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	48 Ea.	3
	Note:	Classrooms: Replace network cabling infrastructure.			
3944	Technology: Security cameras and	ecording system are inadequate and/or near end of useful life.	Technology	18 Ea.	3
	Note:	No video surveillance system. Add VMS and 18 IP Cameras			
3939	Technology: Special Space AV/Mult	imedia system is inadequate.	Technology	1 Ea.	3
	Note:	Add AV system to cafetorium.			
3925	Technology: Telecommunications R	oom (large size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	MDF does not have dedicated AC unit, since it is MDF it is considered larg	e size.		
3930	Technology: Telecommunications R	oom (small size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	IDF Admin needs dedicated AC unit.			
3935	Technology: Telecommunications R	oom (small size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	IDF Classroom needs dedicated AC unit.			
3932	Technology: Telecommunications R	oom fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1 Ea.	3
	Note:	IDF Admin is connected via copper: Refresh Telecommunication Room fibe	er infrastructure, add 6 strand dro	φ	
3937	Technology: Telecommunications R	oom fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1 Ea.	3
	Note:	IDF Classroom is connected via copper: Refresh Telecommunication Room	n fiber infrastructure, add 6 strand	d drop	
3947	Technology: Telephone handsets a	e inadequate and sparsely deployed throughout the campus.	Technology	24 Ea.	3
	Note:	Replace/add telephone handsets in classrooms and office spaces.			
3946	Technology: Telephone system is in	adequate and/or non-existent.	Technology	1 Ea.	3
	Note:	Phone system is aging Toshiba Strata analog, replace.			

Building: 07 - Building 07

Roofing

MAPPS ID	Deficiency		Category	Qty UoM	Priority	
1210	Shingle Roof Requires Replacement		Capital Renewal	1,600 SF	1	
	Note:	Note: Roof has not been replaced or fully repaired in recent memory and is likely original to building.				

Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1204	The Metal Exterior Door Requires Rep	acement	Capital Renewal	3 Door	2
	Note:	Exterior doors are worn, chipped, and faded.			
1203	The Wood Window Requires Replacen	nent	Capital Renewal	96 SF	2
	Note:	Single-pane windows from 1957.			
1211	The Wood Window Requires Replacen	nent	Capital Renewal	40 SF	2
	Note:	Windows are single-pane and likely original to the building.			
1212	The Wood Window Requires Replacen	nent	Capital Renewal	60 SF	2
	Note:	Windows are single-pane and likely original to the building.			
1201	The Exterior Wood Requires Replacen	nent (Bldg SF)	Capital Renewal	1,600 SF	4
	Note:	Wood veneer is cracked, faded, and in need of replacement.			

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1213	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles		Hazardous Material	1,600 SF	3	
	Not	ote:	Acoustic tiles are likely original to the building and in need of replacement.			
1208	Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist		s of Lifting or Broken Tiles Exist	Hazardous Material	1,440 SF	3
	Not	ote:	VCT is likely original to building and is stained and faded.			



Interior

Interio				
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1206	Ceiling Grid Requires Replacement	Capital Renewal	1,600 SF	4
	Note: Grid system is original to the building and in need of replacement.			
1207	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	1,600 SF	5
	Note: Interior walls are chipped and faded and should be repainted.			
Mecha	nical			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1163	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
	Note: Heat exchangers are rusted.			
2861	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electri	cal			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1174	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1164	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
			1 Ea.	0
1100	The Mounted Building Lighting Requires Replacement	Capital Renewal	1 Ea.	3
1100	Note: Building mounted lighting is corroded and non-functional.	Capital Renewal	1 Ea.	3
1100		Capital Renewal	1 Ea.	3
	Note: Building mounted lighting is corroded and non-functional.	Capital Renewal	1 Ea.	3
Plumbi	Note: Building mounted lighting is corroded and non-functional.			
Plumbi	Note: Building mounted lighting is corroded and non-functional.	Category	Qty UoM	Priority
Plumbi MAPPS ID 1188	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement	Category Capital Renewal	Qty UoM 1 Ea.	Priority 3
Plumbi	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement	Category	Qty UoM	Priority
Plumbi MAPPS ID 1188 1190	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking.	Category Capital Renewal Deferred Maintenance	Qty UoM 1 Ea. 1 Ea.	Priority 3 3
Plumbi MAPPS ID 1188	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement The Gas Water Heater Requires Replacement	Category Capital Renewal	Qty UoM 1 Ea.	Priority 3
Plumbi MAPPS ID 1188 1190	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Note: Note: Water connections are corroding.	Category Capital Renewal Deferred Maintenance Deferred Maintenance	Qty UoM 1 Ea. 1 Ea. 1 Ea.	Priority 3 3
Plumbi MAPPS ID 1188 1190 1166	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Note: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Category Capital Renewal Deferred Maintenance	Qty UoM 1 Ea. 1 Ea.	Priority 3 3 3
Plumbi MAPPS ID 1188 1190 1166	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Note: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Note: Corrosion at the soil line.	Category Capital Renewal Deferred Maintenance Deferred Maintenance Capital Renewal	Qty UoM 1 Ea. 1 Ea. 1 Ea.	Priority 3 3 3
Plumbi MAPPS ID 1188 1190 1166 1171	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Note: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Note: Corrosion at the soil line. The Toilets Plumbing Fixtures Require Replacement Note:	Category Capital Renewal Deferred Maintenance Deferred Maintenance	Qty UoM 1 Ea. 1 Ea. 1 Ea. 1,600 SF	Priority 3 3 3 3
Plumbi MAPPS ID 1188 1190 1166 1171	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Note: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Note: Corrosion at the soil line. The Toilets Plumbing Fixtures Require Replacement Note: Note: Toilets are stained and corroded.	Category Capital Renewal Deferred Maintenance Deferred Maintenance Capital Renewal Capital Renewal	Qty UoM 1 Ea. 1 Ea. 1 Ea. 1,600 SF	Priority 3 3 3 3
Plumbi MAPPS ID 1188 1190 1166 1171 1181	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Note: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Note: Corrosion at the soil line. The Toilets Plumbing Fixtures Require Replacement Note:	Category Capital Renewal Deferred Maintenance Deferred Maintenance Capital Renewal	Qty UoM 1 Ea. 1 Ea. 1 Ea. 1,600 SF 2 Ea.	Priority 3 3 3 3 3 3
Plumbi MAPPS ID 1188 1190 1166 1171 1181 1184	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Mote: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Note: Corrosion at the soil line. The Toilets Plumbing Fixtures Require Replacement Note: Note: Toilets are stained and corroded. The Restroom Lavatories Plumbing Fixtures Require Replacement Note: Note: Restroom lavatories are stained and leaking.	Category Capital Renewal Deferred Maintenance Deferred Maintenance Capital Renewal Capital Renewal	Qty UoM 1 Ea. 1 Ea. 1 Ea. 1,600 SF 2 Ea.	Priority 3 3 3 3 3 3
Plumbi MAPPS ID 1188 1190 1166 1171 1181	Note: Building mounted lighting is corroded and non-functional. Ing Deficiency Non-Refrigerated Drinking Fountain Requires Replacement The Custodial Mop Or Service Sink Requires Replacement Note: Mop sink is corroded and leaking. The Gas Water Heater Requires Replacement Mote: Note: Water connections are corroding. The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life Note: Note: Corrosion at the soil line. The Toilets Plumbing Fixtures Require Replacement Note: Note: Toilets are stained and corroded. The Restroom Lavatories Plumbing Fixtures Require Replacement Note: Note: Restroom lavatories are stained and leaking.	Category Capital Renewal Deferred Maintenance Deferred Maintenance Capital Renewal Capital Renewal	Qty UoM 1 Ea. 1 Ea. 1 Ea. 1,600 SF 2 Ea.	Priority 3 3 3 3 3 3

 Note:
 Cabinetry is worn with surfaces peeling, chipped, or missing.
 Deferred Maintenance
 2 Room
 4

Building: 08 - Building 08

Roofing

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1236	Shingle Roof Requires Replacement	Capital Renewal	1,600 SF	1
	Note:	oof has not been replaced or fully repaired in recent memory and is likely original to building.		

Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1217	The Metal Exterior Door Req	uires Replac	ement	Capital Renewal	1 Door	2
		Note:	Exterior door at entrance is worn, chipped, and faded.			
1215	The Wood Window Requires	Replaceme	nt	Capital Renewal	96 SF	2
		Note:	Single-pane windows from 1957.			
1237	The Wood Window Requires	Replaceme	nt	Capital Renewal	40 SF	2
		Note:	Windows are single-pane and likely original to the building.			
1239	The Wood Window Requires	Replaceme	nt	Capital Renewal	60 SF	2
		Note:	Windows are single-pane and likely original to the building.			



Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1214	The Exterior Wood Requires Replaceme	The Exterior Wood Requires Replacement (Bldg SF)		1,600 SF	4
	Note:	Wood veneer is cracked, faded, and in need of replacement.			

Interior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1241	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	1,600 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1231	Asbestos 9x9 Tile is Present. Limited Ar	eas of Lifting or Broken Tiles Exist	Hazardous Material	1,440 SF	3
	Note:	VCT is likely original to building and is stained and faded.			
1232	The Terrazzo Flooring Requires Replac	ement	Capital Renewal	80 SF	3
	Note:	Terrazzo is stained and likely original to building			
1229	Ceiling Grid Requires Replacement		Capital Renewal	1,600 SF	4
	Note:	Grid system is original to the building and in need of replacement.			
1230	Interior Walls Require Repainting (Bldg	SF)	Capital Renewal	1,600 SF	5
	Note:	Interior walls are chipped and faded and should be repainted.			
Mecha	nical				

Mechanical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1261	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
1316	The Window AC Unit Component Requires Replacement	Capital Renewal	1 Ea.	2
2862	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electri	cal Deficiency		Qty UoM	Priority
MAPPS ID 1314	The Lighting Fixtures Reguire Replacement	Category Capital Renewal	1.600 SF	2
1314	The Lighting Fixtures Require Replacement	Capital Renewal	1,000 5F	2
1264	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2
1101	The Mounted Building Lighting Requires Replacement	Capital Renewal	1 Ea.	3
	Note: Building mounted lighting is corroded and non-functional			

Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
2926	The Gas Water Heater Requires Replacement		Deferred Maintenance	1 Ea.	3
1313	The Plumbing / Domestic Water Piping System Is	Beyond Its Useful Life	Capital Renewal	1,600 SF	3
1260	The Refrigerated Water Cooler Requires Replace	ment	Capital Renewal	1 Ea.	3
1265	The Toilets Plumbing Fixtures Require Replacem	ent	Capital Renewal	2 Ea.	3
	Note: Toilet:	are non-functional.			
1263	The Custodial Mop Or Service Sink Requires Replacement		Deferred Maintenance	1 Ea.	4
	Note: Mop s	ink is corroded and leaking.			

Specialties

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1234	Replace Cabinetry In Classes/Labs		Deferred Maintenance	2 Room	4
	Note:	Cabinetry is worn with surfaces peeling, chipped, or missing.			

Building: 09 - Building 09 Roofina

Nooning								
MAPPS ID	Deficiency	Category	Qty UoM	Priority				
1268	Shingle Roof Requires Replacement	Capital Renewal	1,600 SF	1				
	Note:	Roof has not been replaced or fully repaired in recent memory and is likely original to building.						



Exterior

MAPPS ID	Deficiency			Category	Qty UoM	Priority
1248	The Metal Exterior Door Requires	s Repla	cement	Capital Renewal	1 Door	2
	Not	ote:	Exterior door at entrance is worn, chipped, and faded.			
1246	The Wood Window Requires Rep	placeme	ent	Capital Renewal	40 SF	2
	Not	ote:	Single-pane windows from 1957.			
1269	The Wood Window Requires Rep	placeme	ent	Capital Renewal	96 SF	2
	Not	ote:	Windows are single-pane and likely original to the building.			
1270	The Wood Window Requires Rep	placeme	ent	Capital Renewal	87 SF	2
	Not	ote:	Windows are single-pane and likely original to the building.			
1245	The Exterior Wood Requires Rep	placeme	ent (Bldg SF)	Capital Renewal	2,400 SF	4
	Not	ote:	Wood veneer is cracked, faded, and in need of replacement.			

Interior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1266	12 x 12 Floor Tiles Are Lifting or Broken	and Highly Likely Contain Asbestos	Hazardous Material	2,880 SF	3
	Note:	12x12 and 9x9 tiles should be replaced.			
1271	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	2,400 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1250	Ceiling Grid Requires Replacement		Capital Renewal	2,400 SF	4
	Note:	Grid system is original to the building and in need of replacement.			
1251	Interior Walls Require Repainting (Bldg	SF)	Capital Renewal	3,040 SF	5
	Note:	Interior walls are chipped and faded and should be repainted.			

Mechanical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1325	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4 Ea.	2
	Note: Heat exchangers are rusted.			
2863	Ductwork Requires Replacement (SF Basis)	Capital Renewal	3,200 SF	3
Electri	cal			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1318	The Lighting Fixtures Require Replacement	Capital Renewal	3,200 SF	2
1318 1326	The Lighting Fixtures Require Replacement The Panelboard Requires Replacement	Capital Renewal Capital Renewal	3,200 SF 3 Ea.	2
		·		_
1326	The Panelboard Requires Replacement	Capital Renewal	3 Ea.	2

Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1323	The Custodial Mop Or Service Sink Red	quires Replacement	Deferred Maintenance	2 Ea.	3
	Note:	Mop sinks are corroded and leaking.			
1324	The Gas Water Heater Requires Replace	cement	Deferred Maintenance	1 Ea.	3
	Note:	Corrosion at connections.			
1317	The Plumbing / Domestic Water Piping	System Is Beyond Its Useful Life	Capital Renewal	3,200 SF	3
	Note:	Corrosion at the soil line.			
1322	The Refrigerated Water Cooler Require	s Replacement	Capital Renewal	1 Ea.	3
1321	The Restroom Lavatories Plumbing Fix	tures Require Replacement	Capital Renewal	4 Ea.	3
1320	The Toilets Plumbing Fixtures Require	Replacement	Capital Renewal	4 Ea.	3

Specialties

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1267	Replace Cabinetry In Classes/Labs		Deferred Maintenance	3 Room	4
	Note:	Cabinetry is worn with surfaces peeling, chipped, or missing.			

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Building: 10 - Building 10

Roofing

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1284	Shingle Roof Requires Replacement	Capital Renewal	11,175 SF	1
	Note: Roof has not been replaced or fully repaired in recent	memory and is likely original to building.		
Exterio	Dr			
MAPPS ID	Deficiency	Category	Qty UoM	Priori
1273	The Wood Window Requires Replacement	Capital Renewal	126 SF	2
	Note: Single-pane windows from 1957.			
1286	The Wood Window Requires Replacement	Capital Renewal	40 SF	2
	Note: Windows are single-pane and likely original to the bui	lding.		
1272	The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	10,995 SF	4
	Note: Wood veneer is cracked, faded, and in need of replace	ement.		
1274	The Storefront/Curtain Wall Requires Replacement (Bldg SF)	Capital Renewal	180 SF	4
	Note: Single-pane windows from 1957.			
Interior	r			
	-	0.11.	01.11.11	Duinu
MAPPS ID	Deficiency	Category	Qty UoM	Priori
1280	12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	9,925 SF	3
650.4	Note: 12x12 and 9x9 tiles should be replaced.	Unerreduce Meterial	400.05	0
6524	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	400 SF	3
4070	Note: Café stage acoustic ceiling			
1276	The Wood Ceiling Tiles Require Replacement	Capital Renewal	11,175 SF	4
	Note: Wood ceiling shows signs of staining and wear and te			_
1279	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	5,588 SF	5
	Note: Interior walls are chipped and faded and should be re	painted.		
Mechai	nical			
MAPPS ID	Deficiency	Category	Qty UoM	Priori
1064	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4 Ea.	2
	Note: Low efficiency units with pilot lights should be replace	d.		
2866	Ductwork Requires Replacement (SF Basis)	Capital Renewal	11,175 SF	3
Electric	cal			
		0 /	o	.
MAPPS ID	Deficiency	Category	Qty UoM	Prior
1067	Switchgear Is Needed Or Requires Replacement	Capital Renewal	1 Ea.	2
1069	The Distribution Panel Requires Replacement	Capital Renewal	1 Ea.	2
1328	The Lighting Fixtures Require Replacement	Capital Renewal	11,175 SF	2
1066	The Panelhoard Requires Replacement	Canital Renewal	1 Fo	2

1066	The Panelboard Requires Replacement		Capital Renewal	1 Ea.	2
	Note:	Panel was previously used for stage lighting. Only the breakers are still function	al.		
1068	The Panelboard Requires Replacement		Capital Renewal	1 Ea.	2
1071	The Panelboard Requires Replacement		Capital Renewal	1 Ea.	2
1102	The Mounted Building Lighting Requires F	Replacement	Capital Renewal	8 Ea.	3
	Note:	Building mounted lighting is corroded and non-functional.			

Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1065	Backflow Preventer Requires Replacement		Capital Renewal	1 Ea.	2
	Note:	Backflow preventer is corroded and leaking.			
2864	The Gas Water Heater Requires Replace	cement	Deferred Maintenance	1 Ea.	3
1330	The Plumbing / Domestic Water Piping	System Is Beyond Its Useful Life	Capital Renewal	11,175 SF	3
	Note:	Corrosion at meter.			
1336	The Refrigerated Water Cooler Require	s Replacement	Capital Renewal	2 Ea.	3
1333	The Restroom Lavatories Plumbing Fixt	ures Require Replacement	Capital Renewal	6 Ea.	3
	Note:	Restroom lavatories are stained and leaking.			

Restroom lavatories are stained and leaking.



Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1335	The Restroom Lavatories Plumbing Fixtures Require Replacement		Capital Renewal	2 Ea.	3
	Note:	Lavatories are stained and leaking.			
1070	The Showers Plumbing Fixtures Require	Replacement	Capital Renewal	4 Ea.	3
1331	The Toilets Plumbing Fixtures Require F	leplacement	Capital Renewal	6 Ea.	3
	Note:	Toilets are stained and leaking.			
1337	The Urinal Plumbing Fixtures Require Replacement		Capital Renewal	1 Ea.	3
	Note:	Urinal is non-functional.			

Building: 11 - Building 11

Roofing

MAF	PS ID	Deficiency		Category	Qty UoM	Priority
1:	808	Shingle Roof Requires Replacement		Capital Renewal	1,600 SF	1
		Note:	Roof has not been replaced or fully repaired in recent memory and is likely original to building.			

Exterior

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1299	The Metal Exterior Door Requires Replacement	Capital Renewal	1 Door	2
1295	The Wood Exterior Requires Replacement	Capital Renewal	1,600 SF Wall	2
	Note: Wood veneer is cracked, faded, and in need of replacement.			
1297	The Wood Window Requires Replacement	Capital Renewal	96 SF	2
	Note: Single-pane windows from 1957.			
1309	The Wood Window Requires Replacement	Capital Renewal	40 SF	2
	Note: Windows are single-pane and likely original to the building.			
1310	The Wood Window Requires Replacement	Capital Renewal	60 SF	2
	Note: Windows are single-pane and likely original to the building.			

Interior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1311	Acoustic ceiling tile - large area (>10%)	of broken or falling broken tiles	Hazardous Material	1,600 SF	3
	Note:	Acoustic tiles are likely original to the building and in need of replacement.			
1304	Asbestos 9x9 Tile is Present. Limited A	reas of Lifting or Broken Tiles Exist	Hazardous Material	1,440 SF	3
	Note:	VCT is likely original to building and is stained and faded.			
1306	The Ceramic Tile Flooring Requires Rep	placement	Capital Renewal	80 SF	3
	Note:	Tile is likely original to building, and is worn and chipped.			
1301	Ceiling Grid Requires Replacement		Capital Renewal	1,600 SF	4
	Note:	Grid system is original to the building and in need of replacement.			
1303	Interior Walls Require Repainting (Bldg	SF)	Capital Renewal	1,600 SF	5
	Note:	Interior walls are chipped and faded and should be repainted.			

Mechanical

MAPPS ID	Deficiency	Category	Qty UoM	Priority
1338	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	2 Ea.	2
	Note: Heat exchangers are rusted.			
2867	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600 SF	3
Electri	cal			
MAPPS ID	Deficiency	Category	Qty UoM	Priority
1342	The Lighting Fixtures Require Replacement	Capital Renewal	1,600 SF	2
1339	The Panelboard Requires Replacement	Capital Renewal	1 Ea.	2



Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1346	The Custodial Mop Or Service Sink Ree	quires Replacement	Deferred Maintenance	1 Ea.	3
	Note:	Mop sink is corroded and leaking.			
1340	The Gas Water Heater Requires Replace	cement	Deferred Maintenance	1 Ea.	3
	Note:	Corrosion at connections.			
1343	The Plumbing / Domestic Water Piping	System Is Beyond Its Useful Life	Capital Renewal	1,600 SF	3
1344	The Restroom Lavatories Plumbing Fixtures Require Replacement		Capital Renewal	2 Ea.	3
	Note:	Restroom lavatories are stained, rusted, and leaking.			
1345	The Toilets Plumbing Fixtures Require	Replacement	Capital Renewal	2 Ea.	3
1347	Non-Refrigerated Drinking Fountain Re	quires Replacement	Capital Renewal	1 Ea.	4

Specialties

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1307	Replace Cabinetry In Classes/Labs		Deferred Maintenance	2 Room	4
	Note:	Cabinetry is worn with surfaces peeling, chipped, or missing.			



Dr. Harry L. Halliwell Memorial School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Ferroral Castes Ferroral - Charabal Lank (E.FD) 2005 470 LF 3 Sandardy Pavement Asphalt 2000 80 CAR 3 Sandardy Davement Asphalt 2000 80 CAR 3 Sandardy Davement Asphalt 2000 3 E.A. 5 Building: 01 - Building 01 Interior 1967 3.000 SF 5 Building: 01 - Building 01 Interior Sidewale - Asphalt 1967 1.200 7 Interior Interior 1967 1.200 SF 5 Building: 01 - Building 01 Interior 1977 1.200 SF 7 Interior Door Fardware 1987 1.200 SF 7 Interior Swroing Doors Wood 1987 1.00 Door 10 Mechanical LC Type Description System Year Oty UoM Remaining L Informat Description LC Type Description System Year Oty UoM Remaining L Informat Desc	Sile				
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Domestic Water Equipment Water Heater - Gas - 40 gallon 2002 1 Ea. 10 Fire and Life Safety Juliormat Description System Year Qty UoM Remaining L Pire Detection and Alarm Fire Alarm 2005 1,600 SF 3 Note: Sensors and pull stations Note: System Year Qty UoM Remaining L Duiformat Description LC Type Description System Year Qty UoM Remaining L Interior Juliormat Description LC Type Description System Year Qty UoM Remaining L Juliormat Description LC Type Description System Year Qty UoM Remaining L Juliormat Description LC Type Description System Year Qty UoM Remaining L Juliormat Description LC Type Description 1957 1,20 SF 7 Interior Swinging Doors Wood 1957 1,0 Door 10 Plumbing Juliormat Description LC Type Description System Year Qty UoM Remaining L Jonderstic Water Equipment Water Heater - Gas - 40 gallon 2002 1 Ea. 10 Fire and Life Safety Julormat D	Plumbing				
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Uniformat Description LC Type Description System Year Qty UoM Remaining L Domestic Water Equipment Water Heater - Gas - 40 gallon 2002 1 Ea. 10					
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Fire and Life Safety Jniformat Description System Year Qty UoM Remaining L	Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Iniformat Description LC Type Description System Year Qty UoM Remaining L	Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1 Ea.	10
Iniformat Description LC Type Description System Year Qty UoM Remaining L	Fire and Life Safety				
	Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
	Fire Detection and Alarm			-	3



Building: 03 - Building 03

Interior

Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1957	12 Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	1,520 SF	7
Interior Swinging Doors	Wood	1957	10 Door	10
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1 Ea.	10
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2005	1,600 SF	3
Building: 04 - Building 04				
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1957	12 Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	1,520 SF	7
Interior Swinging Doors	Wood	1957	10 Door	10
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1 Ea.	10
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1957	1,600 SF	3
Building: 05 - Building 05				
Building. 05 - Building 05				
Interior				
	LC Type Description	System Year	Qtv UoM	Remaining Life
Uniformat Description	LC Type Description	System Year 1957	Qty UoM 24 Door	Remaining Life
Uniformat Description Interior Door Supplementary Components	Door Hardware	1957	24 Door	7
Uniformat Description Interior Door Supplementary Components Wall Painting and Coating			-	-
Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors	Door Hardware Painting/Staining (Bldg SF)	1957 1957	24 Door 3,040 SF	7 7
Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing	Door Hardware Painting/Staining (Bldg SF) Wood	1957 1957 1957	24 Door 3,040 SF 18 Door	7 7 10
Interior Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment	Door Hardware Painting/Staining (Bldg SF)	1957 1957	24 Door 3,040 SF	7 7
Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description Domestic Water Equipment	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description	1957 1957 1957 System Year	24 Door 3,040 SF 18 Door Qty UoM	7 7 10 Remaining Life
Uniformat Description Interior Door Supplementary Components Wall Painting and Coating Interior Swinging Doors Plumbing Uniformat Description	Door Hardware Painting/Staining (Bldg SF) Wood LC Type Description	1957 1957 1957 System Year	24 Door 3,040 SF 18 Door Qty UoM	7 7 10 Remaining Life

Building: 06 - Administration Building

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1957	20 Door	7



Weil Preiming Standing Book Parting Standing (Book 9P) 1957 1.400 SF 7 Plumbing Understar Standing Dook Wood 1957 18 Door 10 Plumbing Understar Description LC Type Description System Year Op. UoM Remaining LI to a underse Pumbing Toures Lawarine Lawarine 1966 1 Ea. 6 Dervests: Water Equipment Weiter Hoater - Gas - 40 gallon 2002 1 Ea. 10 Fire and Life Safety Understar Description System Year Op. UoM Remaining LI transmitting Life Type Description Building: O7 - Building O7 Interior LC Type Description System Year Op. UoM Remaining LI transmitting Life Type Description Plumbing LC Type Description Door Hordwave 1907 1.00 SF 7 Plumbing Understar Description LC Type Description System Year Op. UoM Remaining LI to Door 7 Plumbing Understar Description LC Type Description System Year Op. UoM Remaining LI to Door 100 Plumbing Understar Description LC Type Description System	Interior				
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Uniformal Description LC Type Description System Year Ory UAM Remaining LI Plumbing Finances Note: Kitchin 0 1005 1 E.s. 6 Contrastic Water Equipment Water Header - Gas - 40 galon 2012 1 E.s. 10 Fire and Life Safety LC Type Description System Year Ory UAM Remaining Life Explored Anama Fire Anam 2005 1.600 SF 3 Building: O7 - Building O7 Interior Uniformat Description System Year Ory UoM Remaining Life Informat Description LC Type Description System Year Ory UoM Remaining Life Informat Description LC Type Description System Year Ory UoM Remaining Life Informat Description LC Type Description System Year Ory UoM Remaining Life Informat Description LC Type Description System Year Ory UoM Remaining Life Informat Description LC Type Descrip	Interior Swinging Doors	Wood	1957	18 Door	10
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Hard Control Description LC Type Description System Ver City UoM Remaining LI Building: 07 - Building 07 Interior 2005 1.600 SF 3 Building: 07 - Building 07 Interior System Ver Cay UoM Remaining LI Undormat Description LC Type Description System Ver Cay UoM Remaining LI Interior Dor Supplementary Components Door Hardware 11657 1.600 SF 7 Valid Parking and Coating Parking Shaning (Bldg SF) 11657 1.00 Door 100 Plumbing Undormat Description System Vear Cay UoM Remaining Li Undormat Description LC Type Description System Vear Cay UoM Remaining Li Domestic Water Equipment Water Heauter - Gas - 40 gallon 2002 1 Ea. 10 Fire Description LC Type Description System Vear Cay UoM Remaining Li Informat Description LC Type Description System Year Cay UoM Remaining Li Water Heauter - Cas - 40 gallon 2005 1.600 SF 3 Water Heauter -		Note: Kitchen			
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Fire and Life Safety Uniformat Description LC Type Description System Year Qty UoM Remaining Life	Plumbing Fixtures				
Uniformat Description LC Type Description System Year Qty UoM Remaining Li	Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1 Ea.	10
	Fire and Life Safety				
Fire Detection and Alarm Fire Alarm 2005 1,600 SF 3	Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
	Fire Detection and Alarm	Fire Alarm	2005	1,600 SF	3



Building: 09 - Building 09

Exterior

Exterior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior Wall Veneer	E.I.F.S Bldg SF basis	1957	800 SF	7
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1957	28 Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	3,040 SF	7
Interior Swinging Doors	Wood	1957	20 Door	10
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1 Ea.	10
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2005	3,200 SF	3
Building: 10 - Building 10				
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Wall Paneling	Wood Panel wall	1957	5,587 SF	5
nterior Door Supplementary Components	Door Hardware	1957	31 Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	5,588 SF	7
Wood Flooring	Wood Flooring - All Types	1957	1,170 SF	10
Interior Swinging Doors	Wood	1957	31 Door	10
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1 Ea.	10
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2005	11,175 SF	3
Building: 11 - Building 11				
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1957	12 Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	1,600 SF	7
Interior Swinging Doors	Wood	1957	10 Door	10
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life



Fire and Life Safety

Uniformat Description Fire Detection and Alarm LC Type Description Fire Alarm

QtyUoMRemaining Life1,600SF3

System Year

2005









LEA Review Report

North Smithfield Elementary School August 2016

Address: 2214 Providence Pike, North Smithfield, RI 02896

Report Generated: August 22, 2016



Year Built:	1989
Building Area:	75,000
Capacity:	469



Qty UoM

17 Ea.

Priority

3

North Smithfield Elementary School

Site Level Deficiencies

Site

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1530	Asphalt Paving Requires Replacem	ent	Capital Renewal	116 CAR	3
	Note:	Cracking pavement			
1544	Asphalt Paving Requires Replacem	ent	Capital Renewal	146 CAR	3
	Note:	Cracking, splitting, and failing.			
1886	Concrete Walks Require Replacement	ent	Capital Renewal	5,200 SF	3
	Note:	Cracked and broken.			
1543	Fencing Requires Replacement (4'	Chain Link Fence)	Capital Renewal	230 LF	3
	Note:	Fence falling and requires replacement.			
4459	Install New Paving		Traffic	15,900 SF	3
	Note:	Add second entrance from Mowry Farms Lane			
1531	Asphalt Paving Requires Replacem	ent	Capital Renewal	95 CAR	4
	Note:	Paved play areas splitting and cracking.			
1542	Exterior Basketball Goals Require F	eplacement	Capital Renewal	2 Ea.	4
	Note:	Basketball goals are damaged.			

Category

Capital Renewal

Electrical

MAPPS ID Deficiency

1522 The Pole Lighting Requires Replacement

Building: 01 - Main Building

Note:

Pole and units rusted.

Roofing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1554	EPDM Roofing Requires Replacement (E	ldg SF)	Capital Renewal	5,000 SF	1
	Note:	Original roof.			
1553	Shingle Roof Requires Replacement		Capital Renewal	70,000 SF	1
	Note:	Roof is original to both 1989 and 2002 buildings.			

Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
1550	Exterior Metal Door Requires Repainting		Deferred Maintenance	30 Door	3
	Note:	Metal exit doors are chipped and faded and should be repainted.			
	Location:	1989 Building			
1555	Exterior Metal Door Requires Repainting		Deferred Maintenance	8 Door	3
	Note:	Doors are chipped, worn, faded, and should be repainted.			
	Location:	2002 Addition			

MAPPS ID	Deficiency		Category	Qty	UoM	Priority
1557	12 x 12 Floor Tiles Are Lifting or Broken a	nd Highly Likely Contain Asbestos	Hazardous Material	45,010	SF	3
	Note:	VCT is stained, cracked, and chipping throughout building.				
1556	Acoustic ceiling tile - large area (>10%) of	broken or falling broken tiles	Hazardous Material	39,600	SF	3
	Note:	Many tiles throughout building are stained, bulging, or are falling out of the grid du	ue to the unusual layout of the clas	ssroom c	eilings.	
6339	Caulking - significant areas of broken pie	ces &/or deteriorating caulk	Hazardous Material	400	LF	3
	Note:	Doors and Brick Joints Doors and Joints				
6334	Paint (probable pre-1978) -large areas (> square feet)	10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit -	Hazardous Material	200	SF	3
	Note:	Boys Bathroom Metal Stalls				
6340	Paint (probable pre-1978) -large areas(> each)	10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit -	Hazardous Material	12	Ea.	3
	Note:	Doors 2, 3, 4, 5, 12, 15, 16, 17, 18, 19, 20, 21 Doors				



Interior

interior							
MAPPS ID	Deficiency			Category	Qty	UoM	Priority
1551	Ceiling Grid Requires Replacement	ent		Capital Renewal	9,000	SF	4
	Note	te:	Portions of the grid system in wings A and B are bent out of shape.				
4714	Partitions Provide Insufficient Sou	und Isolati	ion	Acoustics	492	SF	4
	Note	te:	All walls adjacent to gym				
1552	Interior Walls Require Repainting	(Bldg SF)	Capital Renewal	17,600	SF	5
	Note		Rooms #20 and #21 have cracks in painted walls above the coat area. Most paint tear.	ed areas in the facility require repa	inting d	lue to wea	r and

Mechanical

MAPPS ID	Deficiency			Category	Qty	UoM	Priority
1477	The Make Up Air Equipment Requires	Replacement		Capital Renewal	2	Ea.	3
1872	Existing Controls Are Inadequate And	Should Be Replaced With DDC Controls		Capital Renewal	75,000	SF	4
	Note:	Pneumatics system is leaking.					
Electric	cal						
MAPPS ID	Deficiency			Category	Qty	UoM	Priority
1524	The Mounted Building Lighting Requir	es Replacement		Capital Renewal	12	Ea.	3
	Note:	Units broken or missing.					
Plumbi	ing						
MAPPS ID	Deficiency			Category	Qty	UoM	Priority
1545	Gas Piping Requires Repair			Deferred Maintenance	100	LF	1
	Note:	Piping and main valves rusted and in nee	ed of paint.				
Fire an	d Life Safety						
MAPPS ID	Deficiency			Category	Qty	UoM	Priority

 1547
 Fire Alarm Is Missing Or Inadequate
 Code Compliance
 75,000
 SF
 1

 Note:
 Sensors and pulls failing.

Technology

MAPPS ID	Deficiency		Category	Qty UoM	Priority
3919	Technology: Campus lacks security ele	ctronic access control.	Technology	2 Ea.	3
	Note:	Key scan Access Control System add Access Control with 2doors			
3916	Technology: Classroom AV/Multimedia	systems are in need of improvements.	Technology	1 Ea.	3
	Note:	Refresh AV system in Library.			
3917	Technology: Classroom AV/Multimedia	systems are inadequate and/or near end of useful life.	Technology	30 Ea.	3
	Note:	Technology: Add new classroom AV/Multimedia systems to support digital for	mats.		
3921	Technology: Gymnasium sound system	n is nonexisitant, inadequate, or near end of useful life.	Technology	1 Ea.	3
	Note:	Refresh gym audio system			
3914	Technology: Instructional spaces do no	t have local sound reinforcement.	Technology	50 Ea.	3
	Note:	Add sound reinforcement found in instructions spaces			
3911	Technology: Intermediate Telecommun	ications Room grounding system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	IDF Admin needs grounding system improvements.			
3910	Technology: Intermediate Telecommun improvements.	ications Room is not dedicated. Room requires partial walls and/or major	Technology	1 Ea.	3
	Note:	IDF Admin needs to be rezoned. space isn't dedicated, hard to access, equip	ment on surge protector, roor	n house 110 pa access co	ontrol
3913	Technology: Intermediate Telecommun	ications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1 Ea.	3
	Note:	IDF Admin: Add Intermediate Telecommunications Room UPS.			
3908	Technology: Main Telecommunications	Room ground system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	MDF has no ground system.			
3906	Technology: Main Telecommunications	Room is not dedicated and/or inadequate.	Technology	1 Ea.	3
	Note:	Miff - storage UPS on floor, servers and KVM is on adjacent shelves. Dedicate	e/create new space		
3909	Technology: Network cabling infrastruc	ture is outdated (Cat 5 or less) and/or does not meet standards.	Technology	114 Ea.	3
	Note:	MDF Existing category 5 cables serviced by this space.			
24961	Technology: Number of current, up to d	late, network switch ports are insufficient to support campus technology.	Technology	144 Ea.	3
	Note:	Classrooms have 3 connections, expand port availability.			



Technology

	07				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
3920	Technology: Security cameras and rec	ording system are inadequate and/or near end of useful life.	Technology	25 Ea.	3
	Note:	Analog/Digital Hybrid camera system with 5 analog Cameras refresh and ac	dd 25 additional IP Cameras		
3915	Technology: Special Space AV/Multime	edia system is inadequate.	Technology	1 Ea.	3
	Note:	Add AV system to cafetorium.			
3907	Technology: Telecommunications Roo	m (large size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	MDF does not have dedicated AC unit, since it is MDF it is considered large	size.		
3912	Technology: Telecommunications Roo	m (small size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	IDF Admin needs dedicated AC unit.			
3923	Technology: Telephone handsets are i	nadequate and sparsely deployed throughout the campus.	Technology	30 Ea.	3
	Note:	Replace/add telephone handsets in classrooms and office spaces.			
3922	Technology: Telephone system is inad	equate and/or non-existent.	Technology	1 Ea.	3
	Note:	Phone system is aging Toshiba Strata analog, replace.			



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

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Playfield Areas	ES Playgrounds	2002	1 Ea.	3
Fences and Gates	Fencing - Chain Link (8 Ft)	2002	180 LF	7
	Note: Fence around propane tanks			

Building: 01 - Main Building

Interior					
Uniformat Description		LC Type Description	System Year	Qty UoM	Remaining Life
Carpeting		Carpet	1989	7,500 SF	2
Fluid-Applied Flooring		Epoxy Coating	1989	200 SF	3
Resilient Flooring		Vinyl Composition Tile Flooring	2002	16,590 SF	4
Suspended Plaster and		Painted ceilings	1989	13,200 SF	5
Acoustical Suspended Ceilings		Ceilings - Acoustical Grid System	1989	43,800 SF	6
Suspended Plaster and		Painted ceilings	2002	4,400 SF	7
Wall Painting and Coating		Painting/Staining (Bldg SF)	2002	17,600 SF	7
Interior Door Supplementary Components		Door Hardware	1989	159 Door	7
Acoustical Suspended Ceilings		Ceilings - Acoustical Tiles	2002	13,200 SF	10
Acoustical Suspended Ceilings		Exposed Tectum Ceilings	1989	4,600 SF	10
Carpeting		Carpet	1989	7,500 SF	10
Athletic Flooring		Athletic/Sport Flooring	1989	4,600 SF	10
Interior Swinging Doors		Wood	1989	159 Door	10
Mechanical					
Uniformat Description		LC Type Description	System Year	Qty UoM	Remaining Life
Decentralized Cooling		Package DX Unit (5 Ton)	2002	1 Ea.	3
Decentralized Heating Equipment		Heating Unit Vent - Steam/Hot water	1989	54 Ea.	4
Exhaust Air		Roof Exhaust Fan	1989	19 Ea.	5
Decentralized Cooling		Condensing Unit (3 Ton)	2002	1 Ea.	5
	Note:	Tied into PC lab			
Facility Hydronic Distribution		Pump - 5HP	2006	2 Ea.	7
	Note:	2 @ 3 hp pressure pumps			
Facility Hydronic Distribution		Pump- 10HP (Ea.)	1989	2 Ea.	7
	Note:	2 @ 7.5 hp circulating pumps			
Decentralized Heating Equipment		Radiant Heater - Fin Tube Water	1989	67 Ea.	8
Decentralized Heating Equipment		Heating Unit Vent - Steam/Hot water	2002	18 Ea.	9
Facility Hydronic Distribution		2-Pipe Water System (Hot)	1989	75,000 SF	10
Electrical					
Uniformat Description		LC Type Description	System Year	Qty UoM	Remaining Life
Electrical Service		Switchgear - Main Dist Panel (800 Amps)	1989	2 Ea.	5
Lighting Fixtures		Light Fixtures (Bldg SF)	2002	75,000 SF	5
	Note:	Sensors added for occupancy			
Power Distribution		Panelboard - 120/208 225A	1989	6 Ea.	7
Power Distribution		Panelboard - 120/208 100A	1989	3 Ea.	7
Plumbing					
Uniformat Description		LC Type Description	System Year	Qty UoM	Remaining Life
Plumbing Fixtures		Refrigerated Drinking Fountain	2002	2 Ea.	3
Plumbing Fixtures		Classroom Lavatories	1989	8 Ea.	6



Plumbing

rianising				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Plumbing Fixtures	Lavatories	1989	9 Ea.	6
Plumbing Fixtures	Toilets	1989	25 Ea.	6
Plumbing Fixtures	Restroom Lavatories	1989	23 Ea.	6
Plumbing Fixtures	Mop/Service Sinks	1989	2 Ea.	6
Plumbing Fixtures	Urinal (Ea.)	1989	4 Ea.	6
Facility Potable-Water Storage Tanks	Water Storage Tank - 1000 Gallon	1989	2 Ea.	7
	Note: 2 @ 1,500 gallons			
Compressed-Air Systems	Air Compressor (2 hp)	1989	1 Ea.	10

Specialties

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Casework	Fixed Cabinetry	1989	25 Room	6
Casework	Fixed Cabinetry	2002	13 Room	6







LEA Review Report

North Smithfield High School August 2016

Address: 412 Greenville Road, North Smithfield, RI 02896

Report Generated: August 22, 2016



Year Built:	1967
Building Area:	147,970
Capacity:	747



North Smithfield High School

Site Level Deficiencies

Site

MAPPS ID	Deficiency		Category	Qty UoM	Priority
2557	Asphalt Paving Requires Replacement		Capital Renewal	150 CAR	4
	Note:	Asphalt is weathered and cracking.			

Asphalt is weathered and cracking.

Building: 01 - Main Building

Exterior

MAPPS ID	Deficiency		Category	Qty	UoM	Priority
2579	The Aluminum Window Requires Replace	ment	Capital Renewal	4,725	SF	2
	Note:	Windows are original to the building and are single-pane.				
2581	The Aluminum Window Requires Replace	ment	Capital Renewal	945	SF	2
	Note:	Windows are original to the building and are single-pane.				
2582	The Aluminum Window Requires Replace	ment	Capital Renewal	54	SF	2
	Note:	Windows are original to the building and are single-pane.				
2587	The Aluminum Window Requires Replace	ment	Capital Renewal	135	SF	2
	Note:	Windows are original to the building and are single-pane.				
2563	The Wood Window Requires Replacement		Capital Renewal	50	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames.				
2564	The Wood Window Requires Replacement	ıt	Capital Renewal	936	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames.				
2565	The Wood Window Requires Replacement		Capital Renewal	192	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames.				
2571	The Wood Window Requires Replacement		Capital Renewal	252	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames that are a				
2572	The Wood Window Requires Replacement		Capital Renewal	72	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames.				
2574	The Wood Window Requires Replacemen		Capital Renewal	24	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames.			~-	
2576	The Wood Window Requires Replacemen		Capital Renewal	12	SF	2
	Note:	Windows are original to the building and are single-pane in wood frames.			~-	
2577	The Wood Window Requires Replacement		Capital Renewal	80	SF	2
0.570	Note:	Windows are original to the building and are single-pane in wood frames.		~ ~ ~	05	
2578	The Wood Window Requires Replacement		Capital Renewal	24	SF	2
0.505	Note:	Windows are original to the building and are single-pane in wood frames.	Oralital Deservation	000	05	0
2585	The Wood Window Requires Replacemen		Capital Renewal	302	5F	2
2610	Note:	Windows are original to the building and are single-pane in wood frames. Some ha	•••		Deer	0
2610	Exterior Metal Door Requires Repainting Note:	Motel dears are foded and shipping	Deferred Maintenance	24	Door	3
2609		Metal doors are faded and chipping.	Deferred Maintenance	150		4
2009	Handrail Requires Repainting	Estaviar matel has draile sequire respiration	Deletted Maintenance	150	LF	4
	Note:	Exterior metal handrails require repainting.				

MAPPS ID	Deficiency			Category	Qty UoM	Priority
6352	Paint (probable pre-1978) each)	- large areas (>	10 sq. ft.) of peeling/damage & area in active use - children (measurement unit -	Hazardous Material	16 Ea.	2
		Note:	All Exit Doors Painted Wood Door Frames			
6399	Paint (probable pre-1978) each)	- large areas (>	10 sq. ft.) of peeling/damage & area in active use - children $$ (measurement unit -	Hazardous Material	15 Ea.	2
		Note:	Cafeteria Painted Window Frames			
6434	Paint (probable pre-1978) each)	- large areas (>	10 sq. ft.) of peeling/damage & area in active use - children $$ (measurement unit -	Hazardous Material	16 Ea.	2
		Note:	Exterior Doors Painted Doors			
6341	Paint (probable pre-1978) linear feet)	- large areas (>	10 sq. ft.) of peeling/damage & area in active use - children $$ (measurement unit -	Hazardous Material	6,600 LF	2
		Note:	All Windows Painted Window Frames			



North Smithfield High School

6353 6433 2592 6430 6403	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Gymnasium Painted Cove Base Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Exterior Doors Wood Trim Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Painted ceilings are damaged from moisture infiltration and paint is bubbled and p	Hazardous Material	360 260		2
2592 6430	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Exterior Doors Wood Trim Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)		260	LF	2
2592 6430	linear feet) Note: Exterior Doors Wood Trim Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)		260	LF	2
6430	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material			
6430	square feet)	Hazardous Material			
	Note: Painted ceilings are damaged from moisture infiltration and paint is bubbled and p		7,975	SF	2
		-			
6403	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet)	Hazardous Material	1,500	SF	2
6403	Note: Windows Painted Porticos & Soffits				
	Wall/ceiling materials - large areas (> 10 sq. ft.) of damage & area in active use - children Note: Auditorium Popcorn Ceiling	Hazardous Material	9,750	SF	2
2606	Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	50,750	SF	3
	Note: 9x9 tile is separating and cracking.				
6342	Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	8,800	LF	3
	Note: All Windows Window Frame Caulking				
6400	Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	360	LF	3
	Note: Cafeteria Window Frame Caulking	nazaraoao matonar			Ũ
6432		Lienerdeue Meteriel	8 000		2
0432	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Windows Window Caulk	Hazardous Material	8,000	LF	3
6435	Caulking - significant areas of broken pieces &/or deteriorating caulk	Hazardous Material	200	LF	3
	Note: Exterior Walls Wall Joint Caulk				
2603	Existing Door Hardware Is Not ADA Compliant	ADA Compliance	175	Door	3
	Note: The wood interior doors are original to the building and are not ADA compliant.				-
2601	The Carpet Flooring Requires Replacement	Capital Renewal	7,250	SE.	3
2001		Capital Reliewal	7,250	or	3
0500	Note: Carpet is worn and faded.		04 750	05	
2596	The Ceramic Tile Flooring Requires Replacement	Capital Renewal	21,750	SF	3
	Note: Ceramic tile is generally worn with various pieces missing throughout.				
2598	The Vinyl Composition Tile Requires Replacement	Capital Renewal	44,950	SF	3
	Note: VCT shows sign of wear and tear.				
6392	Wall/ceiling materials -large areas (> 10 sq. ft.) of damage & area in active use-adults only Note: Utility Room behind Auditorium Wall Plaster	Hazardous Material	3,000	SF	3
6396	Wall/ceiling materials -large areas (> 10 sq. ft.) of damage & area in active use-adults only	Hazardous Material	1,000	SF	3
	Note: Boiler Room Ceiling Plaster		.,		-
2590	Ceiling Grid Requires Replacement	Capital Renewal	122,525	SE	4
2000		Capital Nellewal	122,525	01	-
2502		Osaital Danamal	50 750	05	
2593	Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	50,750	5F	4
	Note: Tile walls are buckling and pieces are breaking off.				
6343	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Weight Room Heat Unit				
6345	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	200	Ea.	4
	Note: Interior Entrance Doors Door				
6346	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: NW Corridor Heat Unit				
6362	Paint (probable pre-1978) - damaged area < 9 sg. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	9	Ea.	4
	each)	nazaraoao matonar	0	20.	·
	Note: Classrooms 112, 114, 111, 116, 113, 115, 117, 118, 110 Heat Unit				
6401	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Cafeteria Heat Unit				
6351	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	500	LF	4
	linear feet)				
	Note: Locker Rooms Metal Lockers				
6361	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet)	Hazardous Material	150	LF	4



North Smithfield High School

Interior

literioi						
MAPPS ID	Deficiency			Category	Qty UoM	Priority
6372	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Science Lab 109 Wood Casework - Base Cabinets			
6373	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Science Department Office Wood Casework - Base Cabinets			
6374	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Science Lab 108 Wood Casework - Base Cabinets			
6375	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	200 LF	4
		Note:	Library Wood Casework - Full Shelving			
6377	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Room 107 Wood Casework - Base Cabinets			
6381	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Science Room 106 Wood Casework - Base Cabinets			
6384	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Science Room 105 Wood Casework - Base Cabinets			
6388	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Room 103 Wood Casework - Base Cabinets			
6416	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Computer Room 215 Wood Casework - Base Cabinets			
6420	Paint (probable pre-1978) - linear feet)	damaged area	a < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit -	Hazardous Material	20 LF	4
		Note:	Computer Room 216 Wood Casework - Base Cabinets			
2595	Interior Walls Require Repainting (Bldg SF)		Hazardous Material	3,600 SF	5	
		Note:	Painted walls show signs of years of wear and tear. Paint is scuffed or peeling the	8		
6355	Paint (probable pre-1978) -	•	a < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet)	Hazardous Material	30 LF	5
		Note:	Mechanical Room by Girls Lockers Painted Sewer Pipes			
2604	The Acoustical Ceiling Tiles	Require Repla	acement	Capital Renewal	122,525 SF	5
		Note:	Ceiling tiles are stained, bulging, and torn from previous pipe and roof leaks.			
lec har	nical					

Mechanical

MAPPS ID	Deficiency			Category	Qty UoM	Priority
2529	The Air Handler HVAC Cor	mponent Rec	uires Replacement	Capital Renewal	4 Ea.	2
		Note:	Heating units located above the ceiling.			
2532	The Air Handler HVAC Cor	mponent Rec	uires Replacement	Capital Renewal	6 Ea.	2
		Note:	AHUs are original to the building and are visually deteriorating. Equipment is	obsolete and replacement parts	are no longer availab	le.
2517	The Window AC Unit Com	ponent Requ	res Replacement	Capital Renewal	10 Ea.	2
		Note:	Window units no longer function.			
2551	Ductwork Requires Replac	ement (SF B	asis)	Capital Renewal	145,000 SF	3
		Note:	Ductwork is original to the building.			
2523	Electric Unit Heater Requir	es Replacen	ent	Capital Renewal	4 Ea.	3
		Note:	Electric unit heaters are original to the building and according to the occupant	s perform poorly.		
2496	Steam/HW Unit Heater Requires Replacement		cement	Capital Renewal	26 Ea.	3
		Note:	Hallway and cabinet unit heaters are original to the building. Units are obsolet regularly according to building occupants.	e and replacement parts are no	longer available. The	y fail
2497	Steam/HW Unit Heater Requires Replacement		Capital Renewal	51 Ea.	3	
		Note:	Most cabinet unit heaters in classrooms have failed.			
2489	The Fin Tube Water Radia	nt Heater Re	quires Replacement	Capital Renewal	155 Ea.	3
		Note:	Finned wall radiators are original to the building and should be replaced. Casi system is very corrosive, per the building manager.	ngs are visually deteriorating thr	oughout the building.	Hot water
2502	The Mechanical / HVAC Pi	ping / Syster	n Is Beyond Its Useful Life	Deferred Maintenance	145,000 SF	3
		Note:	Heating hot water piping showing signs of corrosion and failure. Valves and o	ther components are corroded d	ue to poor water qua	lity.
2521	Small HVAC Circulating Pu	ump Requires	Replacement	Deferred Maintenance	4 Ea.	4
		Note:	Pumps are original and should be replaced. If they fail domestic hot water ma	y not be available to the building		



Mechanical

MAPPS ID	Deficiency		Category	Qty	UoM	Priority
2514	The Chemistry Lab Fume Hood(s) Require Replacement		Capital Renewal	2	Ea.	4
	Note:	Fume hoods are obsolete and no longer operable.				
2534	The Exhaust Hood Requires Replacement	t	Capital Renewal	41	Ea.	4
	Note:	Exhaust fans are original to the building and get re-built as they fail, but are constantly requiring service and attention.				
4715	Unit Ventilators Are Excessively Noisy		Acoustics	51	Ea.	4
	Note:	All classrooms				

Electrical

MAPPS ID	Deficiency		Category	Qty UoM	Priority
2490	The Panelboard Requires Replacement		Capital Renewal	11 Ea.	2
	Note:	Branch panels are obsolete and original to building. Branch panels, breakers, e	tc. should be updated.		
2874	The Panelboard Requires Replacement		Capital Renewal	16 Ea.	2
	Note:	Branch panels are obsolete and original to building. Branch panels, breakers, e	tc. should be updated.		
2875	The Panelboard Requires Replacement		Capital Renewal	14 Ea.	2
	Note:	Branch panels are obsolete and original to building. Branch panels, breakers, e	tc. should be updated.		
2876	The Panelboard Requires Replacement		Capital Renewal	1 Ea.	2
	Note:	Branch panels are obsolete and original to building. Branch panels, breakers, et	tc. should be updated.		
2511	Remove Abandoned Equipment		Deferred Maintenance	2 Ea.	3
	Note:	Abandoned domestic hot water equipment			
2515	Remove Abandoned Equipment		Deferred Maintenance	2 Ea.	3
	Note:	Abandoned electrical disconnects			

Plumbing

	ing is a second s				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
2501	Sump Pump Requires Replacement		Deferred Maintenance	1 Ea.	3
	Note:	Inoperable			
2509	The Plumbing / Domestic Water Piping	System Is Beyond Its Useful Life	Capital Renewal	145,000 SF	3
	Note:	Domestic water piping is original to building. Poor water quality is observ	ed.		
2505	The Showers Plumbing Fixtures Require	e Replacement	Capital Renewal	40 Ea.	3
	Note:	Locker room showers are original and obsolete. Many no longer function	. When they fail replacement parts ca	innot be located.	
2494	The Toilets Plumbing Fixtures Require	Replacement	Capital Renewal	43 Ea.	3
	Note:	Flush valves and toilets are original to 1967 unless they have been repai According to the building manager, flush valves fail regularly.	red due to failure. Fixtures fail regular	rly and show signs of	corrosion.
2495	The Urinal Plumbing Fixtures Require F	Replacement	Capital Renewal	15 Ea.	3
	Note:	Urinals and flush valves are original to the building and require replacem	ent. They are showing signs of corros	sion and fail regularly.	
2507	Non-Refrigerated Drinking Fountain Re	quires Replacement	Capital Renewal	4 Ea.	4
	Note:	Non-functional			
2503	The Classroom Lavatories Plumbing Fi	xtures Require Replacement	Capital Renewal	25 Ea.	4
	Note:	Classroom sinks are original to the building and are showing signs of cor	rosion and failure due to poor water o	quality.	
2518	The Classroom Lavatories Plumbing Fi	xtures Require Replacement	Capital Renewal	3 Ea.	4
	Note:	Trough sinks are aged, stained, and should be replaced.			
2513	The Custodial Mop Or Service Sink Re	quires Replacement	Deferred Maintenance	10 Ea.	4
	Note:	Mop sinks are deteriorated and failing.			
2506	The Refrigerated Water Cooler Require	s Replacement	Capital Renewal	18 Ea.	4
	Note:	Water fountains are non-functional.			
2865	The Restroom Lavatories Plumbing Fix	tures Require Replacement	Capital Renewal	39 Ea.	4
Techno	blogy				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
3879	Technology: Campus lacks security ele	ctronic access control.	Technology	8 Ea.	3
	Note:	Key scan Access Control System add Access Control with 10 doors			
3876	Technology: Classroom AV/Multimedia	systems are in need of improvements.	Technology	1 Ea.	3
	Note:	Refresh AV system in Library.			

Technology: Add new classroom AV/Multimedia systems to support digital formats.

Technology

Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.

Note:

3877

31 Ea.

3



Technology

MAPPS ID	Deficiency	Category	Qty L	JoM	Priority
3882	Technology: Gymnasium sound system is nonexisitant, inadequate, or near end of useful life.	Technology	1 E	a.	3
	Note: Refresh gym audio system				
3874	Technology: Instructional spaces do not have local sound reinforcement.	Technology	50 E	a.	3
	Note: Add sound reinforcement found in instructions spaces				
3862	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1 E	a.	3
	Note: IDF Conf1 needs grounding system improvements.				
3865	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1 E	a.	3
	Note: IDF Storage needs grounding system improvements.				
3870	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1 E	a.	3
	Note: IDF 215 needs grounding system improvements.				
3861	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1 E	a.	3
	Note: IDF Conf1 needs to be rezoned. Shared space, ups on floor				
3864	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1 E	a.	3
	Note: IDF Storage needs to be rezoned.				
3869	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1 E	a.	3
	Note: IDF 215 needs to be rezoned.				
3858	Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1 E	a.	3
	Note: MDF has no ground system.	×			
3856	Technology: Main Telecommunications Room is not dedicated and/or inadequate.	Technology	1 E	a.	3
	Note: miff - Custodian Room shared with janitorial staff, has sink and drain, used f	for storage			
3859	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	60 E	a.	3
	Note: MDF Existing category 5 cables serviced by this space.				
3867	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	140 E	a.	3
	Note: IDF Storage Existing category 5 cables serviced by this space.				
3872	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	118 E	a.	3
	Note: IDF 215 Existing category 5 cables serviced by this space.				
3881	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	145,000 S	SF	3
	Note: PA/Bell/Clock system is aging analog, replace.				
3880	Technology: Security cameras and recording system are inadequate and/or near end of useful life.	Technology	28 E	a.	3
	Note: Digital camera system with 20 IP Cameras refresh and add 28 additional IP	Cameras			
3875	Technology: Special Space AV/Multimedia system is inadequate.	Technology	1 E	a.	3
	Note: Add AV system to cafetorium.				
3857	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1 E	a.	3
	Note: MDF does not have dedicated AC unit, since it is MDF it is considered large	size.			
3863	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1 E	a.	3
	Note: IDF Conf1 needs dedicated AC unit.				
3866	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1 E	a.	3
	Note: IDF Storage needs dedicated AC unit.				
3871	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	1 E	a.	3
	Note: IDF 215 needs dedicated AC unit.				
3860	Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1 E	a.	3
	Note: MDF Allowance to refresh Telecommunication Room fiber infrastructure.				
3868	Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1 E	a.	3
	Note: IDF Storage Allowance to refresh Telecommunication Room fiber infrastruct	ture.			
3873	Technology: Telecommunications Room fiber connectivity infrastructure is outdated and/or inadequate.	Technology	1 E	a.	3
	Note: IDF 215 Allowance to refresh Telecommunication Room fiber infrastructure.				
3884	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	45 E	a.	3
	Note: Replace/add telephone handsets in classrooms and office spaces.				
3883	Technology: Telephone system is inadequate and/or non-existent.	Technology	1 E	a.	3
	Note: Phone system is aging Toshiba Strata analog, replace.				

Conveyances

MAPPS ID	Deficiency	Category	Qty UoM	Priority
2492	The Access Is Not ADA Compliant And Requires A Platform Lift	ADA Compliance	2 Ea.	3



Conveyances

WALLS ID	Denoierioy	Note:	Lifts are inoperable.	Outogory	aty com	1 Honty
MAPPS ID	Deficiency			Category	Qty UoM	Priority

Building: 02 - Maintenance Shed

Exterior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
2543	The Wood Exterior Door Requires Repla	cement	Capital Renewal	1 Door	2
	Note:	Door is weathered and cracking.			
Mechai	nical				
MAPPS ID	Deficiency		Category	Qty UoM	Priorit
2485	Gas Unit Heater Requires Replacement		Capital Renewal	1 Ea.	3
Buildi	Note: ing: 06 - Well Pump	Second floor unit heater is inoperable.			
Exterio	•				
MAPPS ID	Deficiency		Category	Qty UoM	Priorit
2879	The Wood Exterior Door Requires Repla	cement	Capital Renewal	1 Door	2
Electric	Note:	Door is chipped and weathered and should be replaced.			
MAPPS ID	Deficiency		Category	Qty UoM	Priority
2486	The Lighting Fixtures Require Replacem	ent	Capital Renewal	480 SF	2
2487	The Panelboard Requires Replacement		Capital Renewal	1 Ea.	2
	Note:	Panel is outdated and equipment is obsolete.			
Plumbi	ing				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
2488	The Plumbing / Domestic Water Piping	System Is Beyond Its Useful Life	Capital Renewal	80 SF	3
	Note:	Piping from inlet of pump to well is original and showing signs of cor	rosion and failure.		

Buildings with no reported deficiencies

03 - Fire Pump House

04 - Concession Stand



North Smithfield High School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fences and Gates	Wood	1967	470 LF	5
Pedestrian Pavement	Sidewalks - Concrete	1967	4,500 SF	5
Fences and Gates	Fencing - Chain Link (8 Ft)	1967	5,000 LF	7

Building: 01 - Main Building

Exterior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1967	7,250 SF	10
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Wall Paneling	Wood Panel wall	1967	7,250 SF	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1967	14,500 SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1967	3,650 SF	7
Interior Door Supplementary Components	Door Hardware	1967	48 Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1994	3,600 SF	7
Interior Coiling Doors	Overhead	1967	1 Door	8
Carpeting	Carpet	1994	7,250 SF	8
Interior Swinging Doors	Wood	1967	175 Door	10
Suspended Plaster and	Painted ceilings	1994	7,975 SF	10
Wood Flooring	Wood Flooring - All Types	1967	7,250 SF	10
Mechanical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	1967	2 Ea.	5
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Plumbing Fixtures	Mop/Service Sinks	1967	12 Ea.	6
	Note: Kitchen sinks		12 20.	Ū
Plumbing Fixtures	Showers	1967	8 Ea.	6
Fuel Storage Tanks	Above Ground Fuel Oil StorageTank (10,000 Gal)	1967	1 Ea.	7
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2008	145,000 SF	9
Conveyances				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1967	1 Ea.	6
Specialties				
•		Questions \	01.11.11	Demoisie et 1
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Casework		1967	1,004 Ea.	6
	Note: Hallway & locker room			



Specialties

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Casework	Fixed Cabinetry	1967	65 Room	6

Building: 02 - Maintenance Shed

Roofing

Rooting				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Steep Slope Roofing	Composition Shingle	1967	1,064 SF	10
Exterior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior Utility Doors	Overhead	1994	2 Door	8
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Specialty Suspended Ceilings	Ceiling - Wood	1967	2,128 SF	7
Wood Flooring	Wood Flooring - All Types	1967	1,064 SF	10
Mashaniaal				
Mechanical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Decentralized Heating Equipment	Unit Heater Gas (80 MBH)	1967	1 Ea.	9
Electrical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1967	2,128 SF	10
Diama Linear				
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Domestic Water Equipment	Gas Piping System (BldgSF)	1967	2,128 SF	5
Building: 03 - Fire Pump Hou	se			
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
		2008	110 SF	10

Exterior

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior Wall Veneer	Wood Siding - Bldg SF basis	2008	252 SF	10
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Wall Paneling	Wood Panel wall	2008	252 SF	10



Building: 06 - Well Pump House

Exterior

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior Wall Veneer	Pre-cast Concrete Panel - Bldg SF basis	1967	480 SF	10
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Suspended Plaster and	Painted ceilings	1967	480 SF	10









LEA Review Report

North Smithfield Middle School August 2016

Address: 1850 Providence Pike, North Smithfield, RI 02896

Report Generated: August 22, 2016



Year Built: 1928 116,400 **Building Area:** 654 Capacity:



Site Level Deficiencies

Site

M	APPS ID	Deficiency		Category	Qty UoM	Priority
	4599	Asphalt Paving Requires Replacement		Capital Renewal	3 CAR	4
		Note:	Cracking at the northern side main drain.			

Building: 01 - Main Building

Roofing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
4617	The Roof Drains Require Cleaning		Deferred Maintenance	10 Ea.	2
	Note:	Roof drains are blocked allowing ice to form on the roof.			
Exterio	r				
MAPPS ID	Deficiency		Category	Qty UoM	Priority
4602	Caulking Requires Replacement		Deferred Maintenance	300 LF	4
	Note:	Sealant around windows is failing and allowing for water infiltration.			
	Location	: Rooms 340 and 103			
Interior					
MAPPS ID	Deficiency		Category	Qty UoM	Priority
4610	The Interior Door Hardware Requires F	Replacement	Capital Renewal	1 Door	2
	Note:	Lock is missing.			
	Location	1: Room 341			
4611	Interior CMU Walls Require Repair		Deferred Maintenance	1,000 SF	3
	Note:	Several large cracks exist in the CMU that should be repaired.			
	Location	n: Hallways			
4603	The Acoustical Ceiling Tiles Require R	eplacement	Deferred Maintenance	200 SF	3
4618	Interior Gypsum Board Walls Require	Repair	Deferred Maintenance	100 SF Wall	4
	Note:	Gypsum board wall is cracking at windows.			
4609	Interior Toilet Partition Requires Repai		Deferred Maintenance	1 Ea.	4
	Note:	Toilet partition was installed crooked and should be repaired.			
	Location	: Third floor boys restroom			
4613	Interior Walls Require Repainting (Bldg	(SF)	Deferred Maintenance	64,270 SF	4
4619	The Concrete Flooring Requires Repla	cement	Capital Renewal	30 SF	4
	Note:	Floor slab is not sloping to the drain in the shower/toilet room in the boy's loo	cker room office on the first floor.		
4606	The Vinyl Composition Tile Requires R	eplacement	Deferred Maintenance	310 SF	4
	Note:	There are large cracks, particularly near expansion joints, gapping at seams	, and corrosion and tile displaceme	ent.	

Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
 4615	Booster Pump Is Missing And Needed		Functional Deficiency	1 Ea.	2
	Note:	The drinking fountains on the first floor do not have adequate pressure. A boost the drinking fountains.	ster pump should be installed to provid	le adequate cap	acity to
4608	The Existing Lavatory/Sink Pipes Are Not	Insulated Correctly	ADA Compliance	28 LF	3
	Note:	Sinks are missing pipe insulation.			

Technology

MAPPS ID	Deficiency		Category	Qty UoM	Priority
3900	Technology: Campus lacks security ele	ctronic access control.	Technology	2 Ea.	3
	Note:	Keyscan Access Control System add 2 doors			
3897	Technology: Classroom AV/Multimedia	systems are in need of improvements.	Technology	1 Ea.	3
	Note:	Refresh AV system in Library.			
3898	Technology: Classroom AV/Multimedia	systems are inadequate and/or near end of useful life.	Technology	20 Ea.	3
	Note:	Technology: Add new classroom AV/Multimedia systems to sup	oport digital formats.		



Technology

APPS ID	Deficiency		Category	Qty UoM	Priorit
3903	Technology: Gymnasium sound system	is nonexisitant, inadequate, or near end of useful life.	Technology	1 Ea.	3
	Note:	Refresh gym audio system			
3895	Technology: Instructional spaces do no	t have local sound reinforcement.	Technology	30 Ea.	3
	Note:	Add sound reinforcement found in instructions spaces			
3887	Technology: Intermediate Telecommun	ications Room grounding system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	IDF 338 needs grounding system improvements.			
3889	Technology: Intermediate Telecommun	ications Room grounding system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	IDF 134 needs grounding system improvements.			
3892	Technology: Intermediate Telecommun	ications Room grounding system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	IDF 160A needs grounding system improvements.			
3888	Technology: Intermediate Telecommun improvements.	ications Room is not dedicated. Room requires partial walls and/or major	Technology	1 Ea.	3
	Note:	IDF 134 needs to be rezoned. Room to small			
3891	Technology: Intermediate Telecommun improvements.	ications Room is not dedicated. Room requires partial walls and/or major	Technology	1 Ea.	3
	Note:	IDF 160A needs to be rezoned. Room to small			
3886	Technology: Main Telecommunications	Room ground system is inadequate or non-existent.	Technology	1 Ea.	3
	Note:	MDF has no ground system.			
3885	Technology: Main Telecommunications	Room needs minor improvements.	Technology	1 Ea.	3
	Note:	MDF 238- Very minor improvements			
3902	Technology: PA/Bell/Clock system is in	adequate and/or near end of useful life.	Technology	10,000 SF	3
	Note:	Add integration with phone system to PA/Bell/Clock system. Expand cover	age.		
3901	Technology: Security cameras and reco	ording system are inadequate and/or near end of useful life.	Technology	28 Ea.	3
	Note:	Digital camera system with 10 IP Cameras refresh and add 18 additional IF	P Cameras		
3896	Technology: Special Space AV/Multime	edia system is inadequate.	Technology	1 Ea.	3
	Note:	Add AV system to cafetorium.			
3899	Technology: Special Space AV/Multime	edia systems are in need of minor improvements.	Technology	2 Room	3
	Note:	Technology: Improve special space AV/Multimedia systems.			
3890	Technology: Telecommunications Roor	n (small size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	IDF 134 needs dedicated AC unit.			
3893	Technology: Telecommunications Roor	n (small size room) needs dedicated cooling system improvements.	Technology	1 Ea.	3
	Note:	IDF 160A needs dedicated AC unit.			
3905	Technology: Telephone handsets are in	nadequate and sparsely deployed throughout the campus.	Technology	30 Ea.	3
	Note:	Replace/add telephone handsets in classrooms and office spaces.			
3904	Technology: Telephone system is inade	equate and/or non-existent.	Technology	1 Ea.	3
	Note:	Phone system is aging Toshiba Strata analog, replace.			

Building: 02 - Building 02

Interior

MAPPS ID	Deficiency		Category	Qty UoM	Priority
8357	Ceiling Grid Requires Replacement		Capital Renewal	1,200 SF	4
	Note:	Original ceiling grid.			
8358	Interior Wood Walls Require Replacemen	t	Capital Renewal	2,160 SF	4
	Note:	Wood panels are in disrepair.			
8355	The Acoustical Ceiling Tiles Require Repl	acement	Capital Renewal	1,200 SF	4
	Note:	Tiles are missing and sagging.			
8356	The Vinyl Composition Tile Requires Rep	acement	Capital Renewal	120 SF	4
	Note:	VCT is outdated and worn.			
	Location:	Basement			

Mechanical

MAPPS ID	Deficiency		Category	Qty UoM	Priority
4622	The Window AC Unit Component Require	es Replacement	Capital Renewal	1 Ea.	2
	Note:	Aged window unit is not operational.			



Mechanical

MA	APPS ID	Deficiency			Category	Qty Uo	M Priority
	4624	Ductwork Requires Replaceme	ent (SF Bas	is)	Capital Renewal	2,400 SF	3
		Ν	lote:	Ductwork is no longer sealed at the joints and rust is beginning to appear.			
	4623	The Fin Tube Water Radiant H	eater Requ	ires Replacement	Capital Renewal	15 Ea	ı. 3
		Ν	lote:	Baseboard heaters are old and damaged.			
	4625	Existing Controls Are Inadequa	ate And Sho	ould Be Replaced With DDC Controls	Capital Renewal	2,400 SF	4
		Ν	lote:	Non-functional thermostats.			

Plumbing

MAPPS ID	Deficiency		Category	Qty UoM	Priority
4621	The Toilets Plumbing Fixtures Require	Replacement	Capital Renewal	1 Ea.	3
-	Note:	Toilet is an old tank style unit with significant discoloration a		d.	5
4620				1 Ea.	4
4620	The Restroom Lavatories Plumbing Fix Note:	tures Require Replacement Sink is aged and stained.	Capital Renewal	1 Ea.	4



North Smithfield Middle School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Parking Lot Pavement	Asphalt	2008	297 CAR	8
Ν	ote: Parking lot and bus drives			
Pedestrian Pavement	Sidewalks - Concrete	2008	2,000 SF	10
Playfield Areas	MS Athletic Components	2008	1 Ea.	10

Building: 01 - Main Building

Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Carpeting	Carpet	2008	5,700 SF	4
Wall Coverings	Vinyl/Fabric Wall Covering	2008	2,280 SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	2008	64,270 SF	7
Suspended Plaster and	Painted ceilings	2008	11,400 SF	8
Wall Paneling	Acoustical Panel Wall	2008	1,850 SF	8
Resilient Flooring	Vinyl Composition Tile Flooring	2008	68,000 SF	9
Resilient Flooring	Vinyl Composition Tile Flooring	2008	17,100 SF	9
	Note: Sheet vinyl			
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2008	91,200 SF	10
Mechanical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Other HVAC Distribution Systems	VFD (15 HP)	2008	2 Ea.	7
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	2008	1 Ea.	7
Decentralized Cooling	Ductless Split System (2 Ton)	2008	2 Ea.	8
Decentralized Cooling	Fan Coil - Water Cool/Water Heat (3 Ton)	2008	28 Ea.	10
Electrical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2008	10 Ea.	8
Plumbing	Ť			
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	2008	14 Ea.	7
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2008	114,000 SF	6

Roofing

Exterior Operating Windows	Wood - Windows per SF	1928	360 SF	3
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior				
Steep Slope Roofing	Composition Shingle	1928	1,200 SF	3
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life



Exterior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Exterior Entrance Doors	Storefront Doors - Glass/Aluminum	1928	3 Door	3
Exterior Wall Veneer	Brick - Bldg SF basis	1928	2,400 SF	5
Interior				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1928	240 SF	3
Wood Flooring	Wood Flooring - All Types	1928	1,000 SF	3
	Note: Original flooring			
Carpeting	Carpet	1950	200 SF	3
Wood Flooring	Wood Flooring - All Types	1928	120 SF	3
U U	Note: Original plywood floor			
Interior Swinging Doors	Wood	1928	6 Door	5
Interior Door Supplementary Components	Door Hardware	1928	6 Door	5
Flooring Treatment	Concrete Floor - Finished	1928	960 SF	5
	Note: Original floor in basement		000 0.	0
Specialty Suspended Ceilings	Ceiling - Wood	1928	1,200 SF	5
	-		240 SF	10
Wall Painting and Coating	Painting/Staining (Bldg SF)	1928	240 SF	10
Mechanical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1928	1 Ea.	4
	Note: Fuel oil pump			
Decentralized Cooling	Condensing Unit (3 Ton)	1928	1 Ea.	5
Exhaust Air	Roof Exhaust Fan - Small	1928	1 Ea.	5
HVAC Air Distribution	AHU 5,000 CFM Interior	1975	1 Ea.	6
Electrical				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1928	2,400 SF	2
Power Distribution	Panelboard - 120/240 225A	1928	1 Ea.	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1928	4 Ea.	8
Plumbing				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fuel Storage Tanks	Above Ground Fuel Oil StorageTank (275 Gal)	1928	2 Ea.	4
Domestic Water Equipment	Water Heater - Electric - 10 gallon	1928	1 Ea.	5
Fire and Life Safety				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	1928	2,400 SF	3
Specialties				
Uniformat Description	LC Type Description	System Year	Qty UoM	Remaining Life
Casework	Fixed Cabinetry	1928	2 Room	3



