

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**



**Dr. Harry L. Halliwell Memorial School**

**Site Level Deficiencies**

**Site**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1112	Fencing Requires Replacement (4' Chain Link Fence) <b>Note:</b> Fence is falling down.	Capital Renewal	360	LF	3
2847	Septic System Has Failed And Requires Replacement	Capital Renewal	1	Ea.	3
4452	Traffic Signage Is Required <b>Note:</b> Upgrade school zone signs	Traffic	7	Ea.	3
1110	Exterior Basketball Goals Require Replacement	Capital Renewal	4	Ea.	4

**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1312	Handrail Requires Repainting <b>Note:</b> Railings throughout the campus are worn and in need of repainting.	Deferred Maintenance	500	LF	4

**Building: 01 - Building 01**

**Roofing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1120	Shingle Roof Requires Replacement <b>Note:</b> Roof has not been replaced or fully repaired in recent memory and is likely original to building.	Capital Renewal	1,600	SF	1

**Exterior**

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

**Interior**

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

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2849	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600	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



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**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
	<b>Note:</b> 40 amp				

**Plumbing**

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

**Technology**

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

**Specialties**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1119	Replace Cabinetry In Classes/Labs	Deferred Maintenance	2	Room	4
	<b>Note:</b> 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
	<b>Note:</b> 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 Replacement	Capital Renewal	60	SF	2
	<b>Note:</b> Single-pane windows from 1957.				
1137	The Wood Window Requires Replacement	Capital Renewal	96	SF	2
	<b>Note:</b> Windows are single-pane and likely original to the building.				
1138	The Wood Window Requires Replacement	Capital Renewal	40	SF	2
	<b>Note:</b> Windows are single-pane and likely original to the building.				
1130	The Metal Exterior Door Requires Replacement	Capital Renewal	1	Door	3
	<b>Note:</b> Exterior door at entrance is worn, chipped, and faded.				
1128	The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	1,600	SF	4
	<b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.				

**Interior**

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
	<b>Note:</b> Acoustic tiles are likely original to the building and in need of replacement.				
1134	Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist	Hazardous Material	1,440	SF	3
	<b>Note:</b> VCT is likely original to building and is stained and faded.				
1132	Ceiling Grid Requires Replacement	Capital Renewal	1,600	SF	4
	<b>Note:</b> Grid system is original to the building and in need of replacement.				



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**Interior**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1131	Interior Walls Require Repainting (Bldg SF) <b>Note:</b> Interior walls are chipped and faded and should be repainted.	Capital Renewal	1,520	SF	5

**Mechanical**

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

**Electrical**

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

**Plumbing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1226	Non-Refrigerated Drinking Fountain Requires Replacement <b>Note:</b> Drinking fountain is leaking.	Capital Renewal	1	Ea.	3
1228	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sink is corroded and leaking.	Deferred Maintenance	1	Ea.	3
1079	The Gas Water Heater Requires Replacement <b>Note:</b> Water heater is rusted and corroded.	Deferred Maintenance	1	Ea.	3
1219	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> Corrosion at the soil line.	Capital Renewal	1,600	SF	3
1224	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3
1225	The Restroom Lavatories Plumbing Fixtures Require Replacement <b>Note:</b> Restroom lavatories are stained and leaking.	Capital Renewal	2	Ea.	4

**Specialties**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1135	Replace Cabinetry In Classes/Labs <b>Note:</b> Cabinetry is worn with surfaces peeling, chipped, or missing.	Deferred Maintenance	2	Room	4

**Building: 03 - Building 03**

**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1150	Shingle Roof Requires Replacement <b>Note:</b> Roof has not been replaced or fully repaired in recent memory and is likely original to building.	Capital Renewal	1,600	SF	1

**Exterior**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1145	The Metal Exterior Door Requires Replacement <b>Note:</b> Exterior door at entrance is worn, chipped, and faded.	Capital Renewal	1	Door	2
1142	The Wood Window Requires Replacement <b>Note:</b> Single-pane windows from 1957.	Capital Renewal	96	SF	2
1151	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	40	SF	2
1152	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	60	SF	2
1141	The Exterior Wood Requires Replacement (Bldg SF) <b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal	1,600	SF	4



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**Interior**

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

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1080	The Gas Furnace HVAC Component Requires Replacement <b>Note:</b> Furnaces are corroded and rusted.	Capital Renewal	2	Ea.	2
2852	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600	SF	3

**Electrical**

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

**Plumbing**

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 <b>Note:</b> Corrosion at the soil line.	Capital Renewal	1,600	SF	3
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 <b>Note:</b> Mop sink is corroded and leaking.	Deferred Maintenance	1	Ea.	4

**Specialties**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1149	Replace Cabinetry In Classes/Labs <b>Note:</b> Cabinetry is worn with surfaces peeling, chipped, or missing.	Deferred Maintenance	2	Room	4

**Building: 04 - Building 04**

**Roofing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1161	Shingle Roof Requires Replacement <b>Note:</b> Roof has not been replaced or fully repaired in recent memory and is likely original to building.	Capital Renewal	1,600	SF	1

**Exterior**

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





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**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1154	The Exterior Wood Requires Replacement (Bldg SF) <b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal	1,600	SF	4

**Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1167	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles <b>Note:</b> Acoustic tiles are likely original to the building and in need of replacement.	Hazardous Material	1,600	SF	3
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 <b>Note:</b> Grid system is original to the building and in need of replacement.	Capital Renewal	1,600	SF	4
1158	Interior Walls Require Repainting (Bldg SF) <b>Note:</b> Interior walls are chipped and faded and should be repainted.	Capital Renewal	1,520	SF	5

**Mechanical**

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

**Electrical**

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

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1084	The Gas Water Heater Requires Replacement <b>Note:</b> Water heater is rusted and corroded.	Deferred Maintenance	1	Ea.	2
1287	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sink is corroded and leaking.	Deferred Maintenance	1	Ea.	3
1275	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> Corrosion at the soil line.	Capital Renewal	1,600	SF	3
1285	The Refrigerated Water Cooler Requires Replacement <b>Note:</b> Compressor is non-functional.	Capital Renewal	1	Ea.	3
1282	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3
1281	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3

**Specialties**

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

**Building: 05 - Building 05**

**Roofing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1179	Shingle Roof Requires Replacement <b>Note:</b> Roof has not been replaced or fully repaired in recent memory and is likely original to building.	Capital Renewal	3,200	SF	1

**Exterior**

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



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**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1170	The Wood Window Requires Replacement <b>Note:</b> Single-pane windows from 1957.	Capital Renewal	80	SF	2
1180	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	192	SF	2
1182	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	120	SF	2
1168	The Exterior Wood Requires Replacement (Bldg SF) <b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal	3,200	SF	4

**Interior**

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

**Mechanical**

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

**Electrical**

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 <b>Note:</b> Mop sinks are corroded and leaking.	Deferred Maintenance	2	Ea.	3
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

**Specialties**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1177	Replace Cabinetry In Classes/Labs <b>Note:</b> Cabinetry is worn with surfaces peeling, chipped, or missing.	Deferred Maintenance	3	Room	4

**Building: 06 - Administration Building**

**Roofing**

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



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**Exterior**

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

**Interior**

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



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**Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
6532	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	200	SF	4
	<b>Note:</b> Office Wood Ceiling				
4688	Room Is Excessively Reverberant	Acoustics	3,600	SF	4
	<b>Note:</b> Gym				
1191	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	1,600	SF	5
	<b>Note:</b> 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
	<b>Note:</b> Heat exchangers are rusted.				
1096	The Window AC Unit Component Requires Replacement	Capital Renewal	5	Ea.	2
	<b>Note:</b> Window units are aged and rusted.				
2857	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600	SF	3

**Electrical**

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

**Plumbing**

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
	<b>Note:</b> 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**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
3943	Technology: Campus lacks security electronic access control.	Technology	4	Ea.	3
	<b>Note:</b> 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
	<b>Note:</b> Refresh AV system in Library.				
3941	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	24	Ea.	3
	<b>Note:</b> Technology: Add new classroom AV/Multimedia systems to support digital formats.				
3945	Technology: Gymnasium sound system is nonexistant, inadequate, or near end of useful life.	Technology	1	Ea.	3
	<b>Note:</b> Refresh gym audio system				
3938	Technology: Instructional spaces do not have local sound reinforcement.	Technology	24	Ea.	3
	<b>Note:</b> Add sound reinforcement found in instructions spaces				
3929	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3
	<b>Note:</b> IDF Admin needs grounding system improvements.				
3934	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	1	Ea.	3
	<b>Note:</b> IDF Classroom needs grounding system improvements.				
3928	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	<b>Note:</b> IDF Admin needs to be rezoned.				
3933	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	<b>Note:</b> 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
	<b>Note:</b> MDF has no ground system.				



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**Technology**

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

**Building: 07 - Building 07**

**Roofing**

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

**Exterior**

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

**Interior**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1213	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles <b>Note:</b> Acoustic tiles are likely original to the building and in need of replacement.	Hazardous Material	1,600	SF	3
1208	Asbestos 9x9 Tile is Present. Limited Areas of Lifting or Broken Tiles Exist <b>Note:</b> VCT is likely original to building and is stained and faded.	Hazardous Material	1,440	SF	3



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**Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1206	Ceiling Grid Requires Replacement <b>Note:</b> Grid system is original to the building and in need of replacement.	Capital Renewal	1,600	SF	4
1207	Interior Walls Require Repainting (Bldg SF) <b>Note:</b> Interior walls are chipped and faded and should be repainted.	Capital Renewal	1,600	SF	5

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1163	The Gas Furnace HVAC Component Requires Replacement <b>Note:</b> Heat exchangers are rusted.	Capital Renewal	2	Ea.	2
2861	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600	SF	3

**Electrical**

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
1100	The Mounted Building Lighting Requires Replacement <b>Note:</b> Building mounted lighting is corroded and non-functional.	Capital Renewal	1	Ea.	3

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1188	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	3
1190	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sink is corroded and leaking.	Deferred Maintenance	1	Ea.	3
1166	The Gas Water Heater Requires Replacement <b>Note:</b> Water connections are corroding.	Deferred Maintenance	1	Ea.	3
1171	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> Corrosion at the soil line.	Capital Renewal	1,600	SF	3
1181	The Toilets Plumbing Fixtures Require Replacement <b>Note:</b> Toilets are stained and corroded.	Capital Renewal	2	Ea.	3
1184	The Restroom Lavatories Plumbing Fixtures Require Replacement <b>Note:</b> Restroom lavatories are stained and leaking.	Capital Renewal	2	Ea.	4

**Specialties**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1209	Replace Cabinetry In Classes/Labs <b>Note:</b> 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 <b>Note:</b> Roof has not been replaced or fully repaired in recent memory and is likely original to building.	Capital Renewal	1,600	SF	1

**Exterior**

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



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**Exterior**

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

**Interior**

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

**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

**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1314	The Lighting Fixtures Require Replacement	Capital Renewal	1,600	SF	2
1264	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
1101	The Mounted Building Lighting Requires Replacement <b>Note:</b> Building mounted lighting is corroded and non-functional.	Capital Renewal	1	Ea.	3

**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 Replacement	Capital Renewal	1	Ea.	3
1265	The Toilets Plumbing Fixtures Require Replacement <b>Note:</b> Toilets are non-functional.	Capital Renewal	2	Ea.	3
1263	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sink is corroded and leaking.	Deferred Maintenance	1	Ea.	4

**Specialties**

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

**Building: 09 - Building 09**

**Roofing**

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



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**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1248	The Metal Exterior Door Requires Replacement <b>Note:</b> Exterior door at entrance is worn, chipped, and faded.	Capital Renewal	1	Door	2
1246	The Wood Window Requires Replacement <b>Note:</b> Single-pane windows from 1957.	Capital Renewal	40	SF	2
1269	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	96	SF	2
1270	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	87	SF	2
1245	The Exterior Wood Requires Replacement (Bldg SF) <b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal	2,400	SF	4

**Interior**

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

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1325	The Gas Furnace HVAC Component Requires Replacement <b>Note:</b> Heat exchangers are rusted.	Capital Renewal	4	Ea.	2
2863	Ductwork Requires Replacement (SF Basis)	Capital Renewal	3,200	SF	3

**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1318	The Lighting Fixtures Require Replacement	Capital Renewal	3,200	SF	2
1326	The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2
1327	The Panelboard Requires Replacement <b>Note:</b> Service is under-rated for use.	Capital Renewal	1	Ea.	2
1099	The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1323	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sinks are corroded and leaking.	Deferred Maintenance	2	Ea.	3
1324	The Gas Water Heater Requires Replacement <b>Note:</b> Corrosion at connections.	Deferred Maintenance	1	Ea.	3
1317	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> Corrosion at the soil line.	Capital Renewal	3,200	SF	3
1322	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	3
1321	The Restroom Lavatories Plumbing Fixtures 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 <b>Note:</b> Cabinetry is worn with surfaces peeling, chipped, or missing.	Deferred Maintenance	3	Room	4





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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.

**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1273	The Wood Window Requires Replacement	Capital Renewal	126	SF	2
	<b>Note:</b> Single-pane windows from 1957.				
1286	The Wood Window Requires Replacement	Capital Renewal	40	SF	2
	<b>Note:</b> Windows are single-pane and likely original to the building.				
1272	The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	10,995	SF	4
	<b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.				
1274	The Storefront/Curtain Wall Requires Replacement (Bldg SF)	Capital Renewal	180	SF	4
	<b>Note:</b> Single-pane windows from 1957.				

**Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1280	12 x 12 Floor Tiles Are Lifting or Broken and Highly Likely Contain Asbestos	Hazardous Material	9,925	SF	3
	<b>Note:</b> 12x12 and 9x9 tiles should be replaced.				
6524	Acoustic ceiling tile - large area (>10%) of broken or falling broken tiles	Hazardous Material	400	SF	3
	<b>Note:</b> Café stage acoustic ceiling				
1276	The Wood Ceiling Tiles Require Replacement	Capital Renewal	11,175	SF	4
	<b>Note:</b> Wood ceiling shows signs of staining and wear and tear.				
1279	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	5,588	SF	5
	<b>Note:</b> Interior walls are chipped and faded and should be repainted.				

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1064	The Gas Furnace HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2
	<b>Note:</b> Low efficiency units with pilot lights should be replaced.				
2866	Ductwork Requires Replacement (SF Basis)	Capital Renewal	11,175	SF	3

**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
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 Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
	<b>Note:</b> Panel was previously used for stage lighting. Only the breakers are still functional.				
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 Replacement	Capital Renewal	8	Ea.	3
	<b>Note:</b> 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
	<b>Note:</b> Backflow preventer is corroded and leaking.				
2864	The Gas Water Heater Requires Replacement	Deferred Maintenance	1	Ea.	3
1330	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	11,175	SF	3
	<b>Note:</b> Corrosion at meter.				
1336	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	3
1333	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3
	<b>Note:</b> Restroom lavatories are stained and leaking.				



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**Plumbing**

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

**Building: 11 - Building 11**

**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1308	Shingle Roof Requires Replacement <b>Note:</b> Roof has not been replaced or fully repaired in recent memory and is likely original to building.	Capital Renewal	1,600	SF	1

**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 <b>Note:</b> Wood veneer is cracked, faded, and in need of replacement.	Capital Renewal	1,600	SF Wall	2
1297	The Wood Window Requires Replacement <b>Note:</b> Single-pane windows from 1957.	Capital Renewal	96	SF	2
1309	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	40	SF	2
1310	The Wood Window Requires Replacement <b>Note:</b> Windows are single-pane and likely original to the building.	Capital Renewal	60	SF	2

**Interior**

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

**Mechanical**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
1338	The Gas Furnace HVAC Component Requires Replacement <b>Note:</b> Heat exchangers are rusted.	Capital Renewal	2	Ea.	2
2867	Ductwork Requires Replacement (SF Basis)	Capital Renewal	1,600	SF	3

**Electrical**

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



**Dr. Harry L. Halliwell Memorial School**

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1346	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sink is corroded and leaking.	Deferred Maintenance	1	Ea.	3
1340	The Gas Water Heater Requires Replacement <b>Note:</b> Corrosion at connections.	Deferred Maintenance	1	Ea.	3
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 <b>Note:</b> Restroom lavatories are stained, rusted, and leaking.	Capital Renewal	2	Ea.	3
1345	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3
1347	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4

**Specialties**

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

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**Dr. Harry L. Halliwell Memorial School**

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

**Site Level Life Cycle Items**

**Site**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fences and Gates	Fencing - Chain Link (8 Ft)	2005	470	LF	3
Roadway Pavement	Asphalt	2000	86	CAR	3
Parking Lot Pavement	Asphalt	2000	182	CAR	3
Parking Lot Lighting	Pole Mounted Fixtures (Ea.)	2000	3	Ea.	5
Playfield Areas	ES Playgrounds	1957	1	Ea.	5
Pedestrian Pavement	Sidewalks - Asphalt	1957	3,000	SF	5

**Building: 01 - Building 01**

**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

**Mechanical**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Heat Generation	Furnace - Gas (150 MBH)	2000	2	Ea.	4

**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

**Note:** Sensors and pull stations

**Building: 02 - Building 02**

**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

**Dr. Harry L. Halliwell Memorial School****Building: 03 - Building 03****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****Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1957	24	Door	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	3,040	SF	7
Interior Swinging Doors	Wood	1957	18	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: 06 - Administration Building****Interior**

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

**Dr. Harry L. Halliwell Memorial School****Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	1,600	SF	7
Interior Swinging Doors	Wood	1957	18	Door	10

**Plumbing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Lavatories	1995	1	Ea.	6
	<b>Note:</b> Kitchen				
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: 07 - Building 07****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
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: 08 - Building 08****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
Plumbing Fixtures	Restroom Lavatories	2000	2	Ea.	6
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



**Dr. Harry L. Halliwell Memorial School**

**Building: 09 - Building 09**

**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
Interior 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
Domestic Water Equipment	Water Heater - Gas - 40 gallon	2002	1	Ea.	10



**Dr. Harry L. Halliwell Memorial School**

**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

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Dr. Harry L. Halliwell Memorial School

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# 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**



**North Smithfield Elementary School**

**Site Level Deficiencies**

**Site**

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

**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1522	The Pole Lighting Requires Replacement <b>Note:</b> Pole and units rusted.	Capital Renewal	17	Ea.	3

**Building: 01 - Main Building**

**Roofing**

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

**Exterior**

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

**Interior**

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



**North Smithfield Elementary School**

**Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1551	Ceiling Grid Requires Replacement <b>Note:</b> Portions of the grid system in wings A and B are bent out of shape.	Capital Renewal	9,000	SF	4
4714	Partitions Provide Insufficient Sound Isolation <b>Note:</b> All walls adjacent to gym	Acoustics	492	SF	4
1552	Interior Walls Require Repainting (Bldg SF) <b>Note:</b> Rooms #20 and #21 have cracks in painted walls above the coat area. Most painted areas in the facility require repainting due to wear and tear.	Capital Renewal	17,600	SF	5

**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 <b>Note:</b> Pneumatics system is leaking.	Capital Renewal	75,000	SF	4

**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1524	The Mounted Building Lighting Requires Replacement <b>Note:</b> Units broken or missing.	Capital Renewal	12	Ea.	3

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1545	Gas Piping Requires Repair <b>Note:</b> Piping and main valves rusted and in need of paint.	Deferred Maintenance	100	LF	1

**Fire and Life Safety**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
1547	Fire Alarm Is Missing Or Inadequate <b>Note:</b> Sensors and pulls failing.	Code Compliance	75,000	SF	1

**Technology**

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



**North Smithfield Elementary School**

**Technology**

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

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**North Smithfield Elementary School**

**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
	<b>Note:</b> Tied into PC lab				
Facility Hydronic Distribution	Pump - 5HP	2006	2	Ea.	7
	<b>Note:</b> 2 @ 3 hp pressure pumps				
Facility Hydronic Distribution	Pump- 10HP (Ea.)	1989	2	Ea.	7
	<b>Note:</b> 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
	<b>Note:</b> 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



**North Smithfield Elementary School**

**Plumbing**

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
	<b>Note:</b> 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

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North Smithfield Elementary School

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# 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 <b>Note:</b> Asphalt is weathered and cracking.	Capital Renewal	150	CAR	4

**Building: 01 - Main Building**

**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2579	The Aluminum Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane.	Capital Renewal	4,725	SF	2
2581	The Aluminum Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane.	Capital Renewal	945	SF	2
2582	The Aluminum Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane.	Capital Renewal	54	SF	2
2587	The Aluminum Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane.	Capital Renewal	135	SF	2
2563	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	50	SF	2
2564	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	936	SF	2
2565	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	192	SF	2
2571	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames that are aged and cracking.	Capital Renewal	252	SF	2
2572	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	72	SF	2
2574	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	24	SF	2
2576	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	12	SF	2
2577	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	80	SF	2
2578	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames.	Capital Renewal	24	SF	2
2585	The Wood Window Requires Replacement <b>Note:</b> Windows are original to the building and are single-pane in wood frames. Some have missing panes in the cafeteria.	Capital Renewal	302	SF	2
2610	Exterior Metal Door Requires Repainting <b>Note:</b> Metal doors are faded and chipping.	Deferred Maintenance	24	Door	3
2609	Handrail Requires Repainting <b>Note:</b> Exterior metal handrails require repainting.	Deferred Maintenance	150	LF	4

**Interior**

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



**North Smithfield High School**

**Interior**

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



**North Smithfield High School**

**Interior**

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

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2529	The Air Handler HVAC Component Requires Replacement <b>Note:</b> Heating units located above the ceiling.	Capital Renewal	4	Ea.	2
2532	The Air Handler HVAC Component Requires Replacement <b>Note:</b> AHUs are original to the building and are visually deteriorating. Equipment is obsolete and replacement parts are no longer available.	Capital Renewal	6	Ea.	2
2517	The Window AC Unit Component Requires Replacement <b>Note:</b> Window units no longer function.	Capital Renewal	10	Ea.	2
2551	Ductwork Requires Replacement (SF Basis) <b>Note:</b> Ductwork is original to the building.	Capital Renewal	145,000	SF	3
2523	Electric Unit Heater Requires Replacement <b>Note:</b> Electric unit heaters are original to the building and according to the occupants perform poorly.	Capital Renewal	4	Ea.	3
2496	Steam/HW Unit Heater Requires Replacement <b>Note:</b> Hallway and cabinet unit heaters are original to the building. Units are obsolete and replacement parts are no longer available. They fail regularly according to building occupants.	Capital Renewal	26	Ea.	3
2497	Steam/HW Unit Heater Requires Replacement <b>Note:</b> Most cabinet unit heaters in classrooms have failed.	Capital Renewal	51	Ea.	3
2489	The Fin Tube Water Radiant Heater Requires Replacement <b>Note:</b> Finned wall radiators are original to the building and should be replaced. Casings are visually deteriorating throughout the building. Hot water system is very corrosive, per the building manager.	Capital Renewal	155	Ea.	3
2502	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life <b>Note:</b> Heating hot water piping showing signs of corrosion and failure. Valves and other components are corroded due to poor water quality.	Deferred Maintenance	145,000	SF	3
2521	Small HVAC Circulating Pump Requires Replacement <b>Note:</b> Pumps are original and should be replaced. If they fail domestic hot water may not be available to the building.	Deferred Maintenance	4	Ea.	4



**North Smithfield High School**

**Mechanical**

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

**Electrical**

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

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2501	Sump Pump Requires Replacement <b>Note:</b> Inoperable	Deferred Maintenance	1	Ea.	3
2509	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life <b>Note:</b> Domestic water piping is original to building. Poor water quality is observed.	Capital Renewal	145,000	SF	3
2505	The Showers Plumbing Fixtures Require Replacement <b>Note:</b> Locker room showers are original and obsolete. Many no longer function. When they fail replacement parts cannot be located.	Capital Renewal	40	Ea.	3
2494	The Toilets Plumbing Fixtures Require Replacement <b>Note:</b> Flush valves and toilets are original to 1967 unless they have been repaired due to failure. Fixtures fail regularly and show signs of corrosion. According to the building manager, flush valves fail regularly.	Capital Renewal	43	Ea.	3
2495	The Urinal Plumbing Fixtures Require Replacement <b>Note:</b> Urinals and flush valves are original to the building and require replacement. They are showing signs of corrosion and fail regularly.	Capital Renewal	15	Ea.	3
2507	Non-Refrigerated Drinking Fountain Requires Replacement <b>Note:</b> Non-functional	Capital Renewal	4	Ea.	4
2503	The Classroom Lavatories Plumbing Fixtures Require Replacement <b>Note:</b> Classroom sinks are original to the building and are showing signs of corrosion and failure due to poor water quality.	Capital Renewal	25	Ea.	4
2518	The Classroom Lavatories Plumbing Fixtures Require Replacement <b>Note:</b> Trough sinks are aged, stained, and should be replaced.	Capital Renewal	3	Ea.	4
2513	The Custodial Mop Or Service Sink Requires Replacement <b>Note:</b> Mop sinks are deteriorated and failing.	Deferred Maintenance	10	Ea.	4
2506	The Refrigerated Water Cooler Requires Replacement <b>Note:</b> Water fountains are non-functional.	Capital Renewal	18	Ea.	4
2865	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	39	Ea.	4

**Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
3879	Technology: Campus lacks security electronic access control. <b>Note:</b> Key scan Access Control System add Access Control with 10 doors	Technology	8	Ea.	3
3876	Technology: Classroom AV/Multimedia systems are in need of improvements. <b>Note:</b> Refresh AV system in Library.	Technology	1	Ea.	3
3877	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. <b>Note:</b> Technology: Add new classroom AV/Multimedia systems to support digital formats.	Technology	31	Ea.	3



**North Smithfield High School**

**Technology**

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

**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



**North Smithfield High School**

**Conveyances**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
	<b>Note:</b> Lifts are inoperable.				

**Building: 02 - Maintenance Shed**

**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2543	The Wood Exterior Door Requires Replacement	Capital Renewal	1	Door	2
	<b>Note:</b> Door is weathered and cracking.				

**Mechanical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2485	Gas Unit Heater Requires Replacement	Capital Renewal	1	Ea.	3
	<b>Note:</b> Second floor unit heater is inoperable.				

**Building: 06 - Well Pump House**

**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2879	The Wood Exterior Door Requires Replacement	Capital Renewal	1	Door	2
	<b>Note:</b> Door is chipped and weathered and should be replaced.				

**Electrical**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2486	The Lighting Fixtures Require Replacement	Capital Renewal	480	SF	2
2487	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
	<b>Note:</b> Panel is outdated and equipment is obsolete.				

**Plumbing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
2488	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	80	SF	3
	<b>Note:</b> Piping from inlet of pump to well is original and showing signs of corrosion and failure.				

**Buildings with no reported deficiencies**

03 - Fire Pump House

04 - Concession Stand



**North Smithfield High School**

## 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
	<b>Note:</b> Kitchen sinks				
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

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Lockers	1967	1,004	Ea.	6
	<b>Note:</b> Hallway & locker room				





**North Smithfield High School**

**Specialties**

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

**Building: 02 - Maintenance Shed**

**Roofing**

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

**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

**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 House**

**Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Paneling	Metal Panel wall	2008	110	SF	10

**Building: 04 - Concession Stand**

**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



**North Smithfield High School**

**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

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North Smithfield High School

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# 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**  
Building Area: **116,400**  
Capacity: **654**



**North Smithfield Middle School**

**Site Level Deficiencies**

**Site**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4599	Asphalt Paving Requires Replacement <b>Note:</b> Cracking at the northern side main drain.	Capital Renewal	3	CAR	4

**Building: 01 - Main Building**

**Roofing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4617	The Roof Drains Require Cleaning <b>Note:</b> Roof drains are blocked allowing ice to form on the roof.	Deferred Maintenance	10	Ea.	2

**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4602	Caulking Requires Replacement <b>Note:</b> Sealant around windows is failing and allowing for water infiltration. <b>Location:</b> Rooms 340 and 103	Deferred Maintenance	300	LF	4

**Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
4610	The Interior Door Hardware Requires Replacement <b>Note:</b> Lock is missing. <b>Location:</b> Room 341	Capital Renewal	1	Door	2
4611	Interior CMU Walls Require Repair <b>Note:</b> Several large cracks exist in the CMU that should be repaired. <b>Location:</b> Hallways	Deferred Maintenance	1,000	SF	3
4603	The Acoustical Ceiling Tiles Require Replacement	Deferred Maintenance	200	SF	3
4618	Interior Gypsum Board Walls Require Repair <b>Note:</b> Gypsum board wall is cracking at windows.	Deferred Maintenance	100	SF Wall	4
4609	Interior Toilet Partition Requires Repair <b>Note:</b> Toilet partition was installed crooked and should be repaired. <b>Location:</b> Third floor boys restroom	Deferred Maintenance	1	Ea.	4
4613	Interior Walls Require Repainting (Bldg SF)	Deferred Maintenance	64,270	SF	4
4619	The Concrete Flooring Requires Replacement <b>Note:</b> Floor slab is not sloping to the drain in the shower/toilet room in the boy's locker room office on the first floor.	Capital Renewal	30	SF	4
4606	The Vinyl Composition Tile Requires Replacement <b>Note:</b> There are large cracks, particularly near expansion joints, gapping at seams, and corrosion and tile displacement.	Deferred Maintenance	310	SF	4

**Plumbing**

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

**Technology**

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



**North Smithfield Middle School**

**Technology**

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

**Building: 02 - Building 02**

**Interior**

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

**Mechanical**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4622	The Window AC Unit Component Requires Replacement <b>Note:</b> Aged window unit is not operational.	Capital Renewal	1	Ea.	2



**North Smithfield Middle School**

**Mechanical**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4624	Ductwork Requires Replacement (SF Basis) <b>Note:</b> Ductwork is no longer sealed at the joints and rust is beginning to appear.	Capital Renewal	2,400	SF	3
4623	The Fin Tube Water Radiant Heater Requires Replacement <b>Note:</b> Baseboard heaters are old and damaged.	Capital Renewal	15	Ea.	3
4625	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls <b>Note:</b> Non-functional thermostats.	Capital Renewal	2,400	SF	4

**Plumbing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
4621	The Toilets Plumbing Fixtures Require Replacement <b>Note:</b> Toilet is an old tank style unit with significant discoloration and staining in the bowl.	Capital Renewal	1	Ea.	3
4620	The Restroom Lavatories Plumbing Fixtures Require Replacement <b>Note:</b> Sink is aged and stained.	Capital Renewal	1	Ea.	4

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**North Smithfield Middle School**

**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
	<b>Note:</b> 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
	<b>Note:</b> 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**

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

**Building: 02 - Building 02**

**Roofing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Steep Slope Roofing	Composition Shingle	1928	1,200	SF	3

**Exterior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Operating Windows	Wood - Windows per SF	1928	360	SF	3





**North Smithfield Middle School**

**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
	<b>Note:</b> Original flooring				
Carpeting	Carpet	1950	200	SF	3
Wood Flooring	Wood Flooring - All Types	1928	120	SF	3
	<b>Note:</b> 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
	<b>Note:</b> Original floor in basement				
Specialty Suspended Ceilings	Ceiling - Wood	1928	1,200	SF	5
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
	<b>Note:</b> 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 Storage Tank ( 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



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