

TOWN OF SHREWSBURY
FACILITIES CONDITION ASSESSMENT
OF
TOWN BUILDINGS

FINAL REPORT

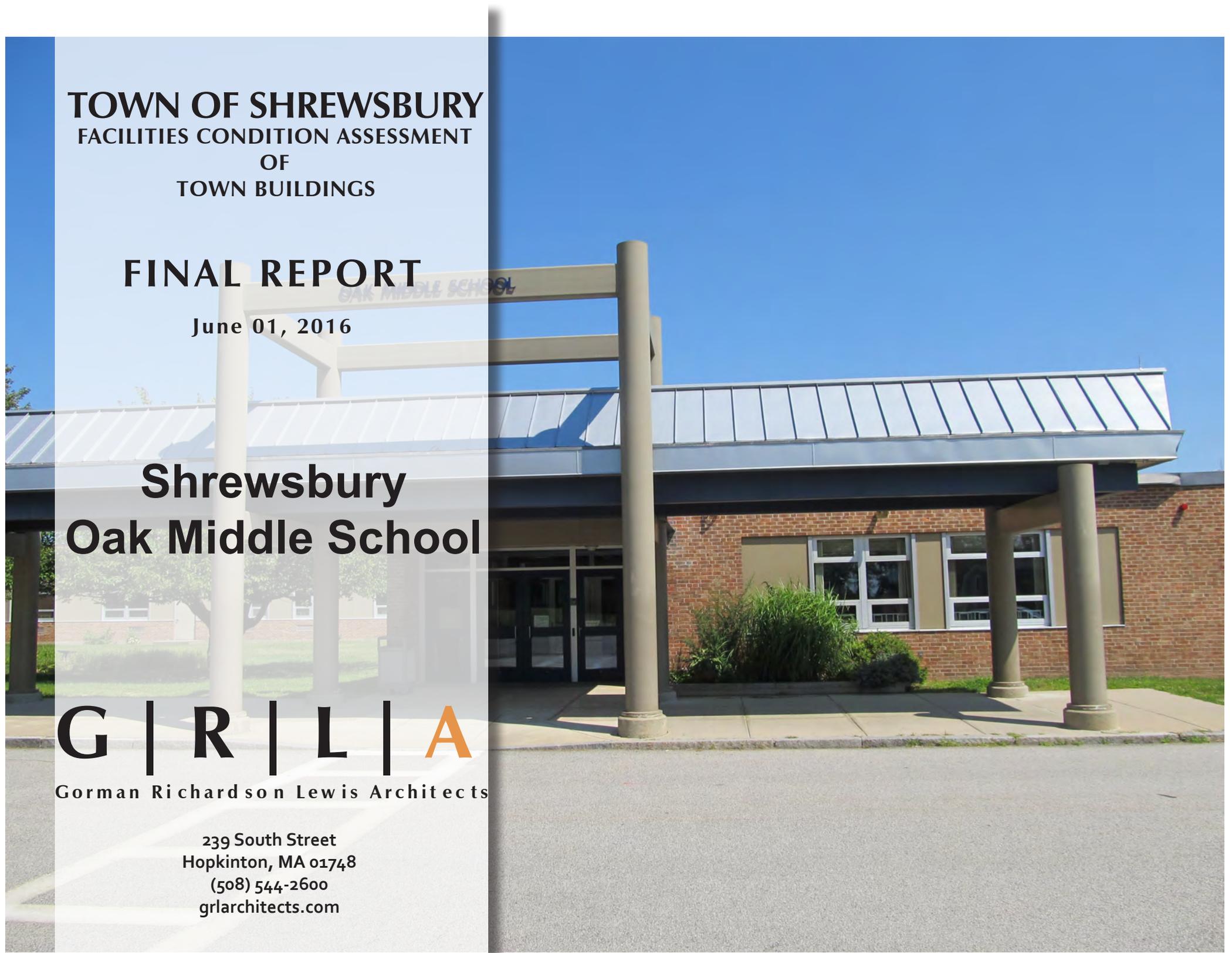
June 01, 2016

**Shrewsbury
Oak Middle School**

G | R | L | A

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Executive Summary

Gorman Richardson Lewis Architects and our consultants were retained by the Town of Shrewsbury to provide a comprehensive study of 10 Town-owned buildings with the goal to provide key information for each building outlining the condition of:

- Site and Landscape Elements
- Architectural Elements / Building Envelope Elements
- Structural Components
- Mechanical, Plumbing, Electrical and Fire Protection Systems / HAZMAT

This Final Report includes summaries of each building for the disciplines noted above, prioritization of the recommended repairs or replacement of any element or system and estimated costs for each on a 1-year, 5-year and 10-year basis to assist the town in its planning for capital improvements.

The architectural/ engineering team consists of:

- Waterman Associates – Site / Landscape
- Gorman Richardson Lewis Architects – Architecture and Building Envelope
- Structures North – Structural (as applicable)
- Weston and Sampson - Mechanical, Plumbing, Electrical and Fire Protection Systems / HAZMAT

The town-owned buildings addressed in the Report include:

	Building	Location	Size	Year	Additions	Renovations
1	Shrewsbury High School	64 Holden Street	296,000 sf	2002		
2	Oak Middle School	45 Oak Street	182,101 sf	1957	1981	2004
3	Floral Street Elem. School	57 Floral Street	94,000 sf	1997		
4	Spring Street Elem. School	123 Spring Street	37,200 sf	1967	1995 & 2000: 6 Modular Class Rooms	
5	Calvin Coolidge Elem. School	1 Florence Street	48,600 sf	1927	1940, 1969, & 1995: 4 Modular Class Rooms	1985

6	Walter J. Paton School	58 Grafton Street	39,103 sf	1950	2000: 3 Modular Class Rooms	
7	Shrewsbury Town Hall	100 Maple Avenue	36,319 sf	1966	1997	
8	Shrewsbury Senior Center	98 Maple Avenue	11,400 sf	2000		
9	Shrewsbury Fire Headquarters	11 Church Road	16,304 sf	2007		
10	Shrewsbury Police Station	106 Maple Avenue	17,485 sf	1971	1996	1996

Condition Assessment Matrix / Methodology

The objective of the Condition Assessment Matrix included in each section of the Report, is to provide a detailed summary of each condition/ deficiency observed regarding the aforementioned disciplines for each building, a level of priority as to when the condition should be addressed, a time-range relating to the remaining service life of the item, a commentary describing action (if any) to be taken, an approximate quantity and an estimate of cost to implement the recommended action:

- **Issue #:** Each observed condition is assigned an issue number relating to the floor level where it is located (*eg: 1F-17 = First Floor – Item 17*)
- **Discipline:** one of the 6 primary areas of concentration:
 - Architecture (Arch)
 - Building Envelope (Envelope)
 - Site/ Civil
 - Structural
 - Mechanical-Electrical-Plumbing-Fire Protection (MEP/FP)
 - Hazardous Materials (HazMat)
- **Location:** Specific room or area where the item is located in the building floor plan
- **System:** one of the 12 categories describing the type of building component being addressed (wall, ceiling, flooring, etc.)
- **Description:** detailed description of each observation
- **Photo #:** address of photo pertaining to the specific issue (as applicable)
- **PlanGrid Report #:** number of the PlanGrid Report included on the flash drive at the back of the binder, typically containing a photo of the item

- **Priority:** Low/ Medium/ High: a level of priority for addressing each condition
- **Service Life:** anticipated remaining service life of the component observed
- **Commentary:** Recommended action to be taken (if any)
- **Quantity:** quantity of the component/ system to be addressed and acted upon (*eg: 7,500 sf, 1 LS (Lump Sum), etc.*), used as a basis for the cost estimate
- **Cost Estimate:** estimate of anticipated construction cost to implement the recommended action within the timeframe relating to the level of priority and service life (including Contractors' General Conditions, fees, etc. and escalation factors relative to 2016 dollars).

GRLA and our consultants want to thank Bob Cox and the Town of Shrewsbury for the opportunity to work with you on this Facilities Condition Assessment. After having reviewed the information and findings herein, please contact us with any questions or follow-up information required.

Sincerely,

GORMAN RICHARDSON LEWIS ARCHITECTS, INC.



Scott Richardson, AIA, LEED AP

Principal

1. Building Summary / Narratives

- a. Waterman Design Associates
 - i. Site & Landscape
- b. Gorman Richardson Lewis Architects (GRLA)
 - i. Architecture - Interior
 - ii. Building Envelope
- c. Structures North
 - i. Structural
- d. Weston & Sampson
 - i. MEP/FP/Hazmat

2. Cost Matrices Summary

- a. Waterman Design Associates
 - i. Site & Landscape
- b. Gorman Richardson Lewis Architects (GRLA)
 - i. Architecture - Interior
 - ii. Building Envelope
- c. Structures North
 - i. Structural
- d. Weston & Sampson
 - i. MEP/FP/Hazmat

Appendix A: Floor Plans

Appendix B: Plan Grid Reference

Overview:

In this section of the Facilities Condition Assessment Report, GRLA presents a summary of observations regarding the condition of Oak Middle School site, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components comprising the existing condition of the Oak Middle School site:

1. General Site Conditions
2. Vehicular Entrances and Circulation
3. Parking Location, Arrangement, and Quantity
4. Pedestrian Circulation
5. Pedestrian Accessibility and MAAB Compliance
6. Loading Docks and Service Areas
7. Courtyards and Other Exterior Student Congregation Areas
8. Site Lighting For Building, Vehicular and Pedestrian Areas
9. Site Furnishings
10. Site Vegetation
11. Athletic Facilities

General Site Conditions:

1. Observations:

- i. The Oak Middle School is located on Oak Street adjacent to the Shrewsbury Montessori School to the west, single-family neighborhoods to the west, north and south and Sherwood Middle School and athletic fields to the north and east. The residential properties are all buffered by undeveloped woodlands and/or topography. The portion of the site populated by the existing building slopes to the south, the southern portion of the site sits at 2nd floor level. The site contains the school buildings, along with the associated vehicular and pedestrian circulation systems and athletic facilities that are shared with Sherwood Middle School.

Vehicular Entrances and Circulation:

B.

1. Observations:

- i. There are two main vehicular access routes and one main egress route along Oak Street. Oak Middle School's circulation route is connected to Sherwood Middle School, which also has three access and egress routes from Sherwood Street, Hutchins Street and Crescent Street. Bus drop off for both schools occurs along the western side of Sherwood Middle School. Buses enter from Hutchins Street, and exit onto Sherwood Street. Parents dropping of students enter from the southernmost access route on Oak Street, release the students at the main entrance of the school, and exit in the same fashion at the northernmost egress route. The one-way circulation route attempts to minimize traffic conflicts.



OMS E1

2. Commentary:

- i. The pavement condition of the vehicular entrances and interior circulation system ranges from good to fair to poor throughout the site.
- ii. There is some evidence of recent repairs and improvements to the vehicular circulation immediately in front of the main entrance of the school.

3. Recommendation:

- i. Implement a program of replacing damaged or worn pavement throughout the site.

Parking Location, Arrangement, and Quantity:

c.

1. Observations:

- i. Existing parking for faculty and staff flanks the access and egress routes from Oak Street, with additional parking located to the north of the school, and more in a shared lot with Sherwood Middle School. Visitor parking is located directly in front of the main entrance of the school. There exists approximately 115 striped spaces throughout the entire site, although the number of cars parked on the property may be higher due to the fact that parking appears to occur in unmarked places. It is our understanding that the existing quantity of parking spaces is sufficient for normal school hours, as well as for after school functions and athletic activities.

The pavement condition of the parking areas range from good to fair to poor throughout the site.

2. Commentary:

- i. Some of the accessible parking spaces in the parking areas do not appear to comply with current MAAB standards (see “Pedestrian Accessibility and MAAB Compliance” for further detail).
- ii. The pavement condition of the parking areas mirrors that of the vehicular entrances, ranging from good to fair to poor throughout the site, with little evidence of recent repairs.

3. Recommendations:

- i. Implement a program to bring accessible parking spaces throughout the site into compliance with current MAAB standards.
- ii. Implement a program of replacing damaged or worn pavement throughout the site.



OMS E2



OMS E3

Pedestrian Circulation:

D.

1. Observations:

- i. A paved bituminous sidewalk runs along the entirety of the frontage of the school property along Oak Street. This sidewalk directly connects to internal bituminous sidewalks that lead to the Main building entrances, which are constructed of bituminous concrete and Portland cement concrete. Walking students are instructed to enter and exit the site from the northernmost Oak Street egress drive.

2. Commentary:

- i. The condition of the pavement on the site ranges from fair to poor throughout.

3. Recommendation:

- i. Implement a program of replacing damaged or worn pavement throughout the site.
- ii. Implement a program to review accessible pedestrian routes throughout the site for compliance with current MAAB standards.



OMS E4

Pedestrian Accessibility and MAAB Compliance:

E.

1. Observations:

- i. A total of seven (7) accessible parking spaces were identified within the property.

2. Commentary:

- i. Four (4) accessible parking spaces are located at the visitor parking area directly across from the main building entrance. These accessible spaces lead to the building by a combination of bituminous concrete and Portland cement concrete walkways. The parking spaces, signage, access aisle and accessible route do not appear to comply with current MAAB standards.
- ii. Three (3) accessible spaces are located along the faculty access drive. These parking spaces and access aisles do not appear to comply with current MAAB standards.



OMS E5

3. Recommendation:

- i. Implement a program to bring accessible parking spaces throughout the site into compliance with current MAAB standards.

Loading Docks and Service Areas:

F.

1. Observations:

- i. There is one (1) loading dock located at the north side of the building. The loading dock services a bay door and is in fair condition. Its overall size appears sufficient for large deliveries, and around the corner from the loading dock is another bay door at grade, facilitating deliveries from smaller vehicles with hand trucks.

2. Commentary:

- i. Confirm that loading dock meets current needs of the building.
- ii. The loading dock location is not ideal as it forces delivery trucks to back over a sidewalk, effectively blocking a pedestrian route around the building.

3. Recommendations:

- i. Maintain condition of loading dock area.
- ii. Develop options to reconfigure the pedestrian circulation route in this area to eliminate pedestrian-vehicle conflicts.



OMS E6



OMS E7

Courtyards and Other Exterior Student Congregation Areas:**G.****1. Observations:**

- i. There exists one exterior courtyard for formal exterior student congregation. It is located at the center of the academic wing, accessed only from the interior of the building. The courtyard area is predominantly lawn, with some moveable site furnishings and garden elements. All three wings of the building are surrounded by lawn, but no other formal gathering areas are present.

2. Commentary:

- i. There does not appear to be an MAAB accessible route into the courtyard.

3. Recommendation:

- i. Construct an MAAB compliant accessible route from an accessible building entrance to the courtyard.

Site Lighting for Building, Vehicular and Pedestrian Areas:**H.****1. Observations:**

- i. Exterior wall-mounted or overhead-mounted lighting exists at most entrance doors to the building. The parking areas are predominantly illuminated by pole mounted light fixtures.

2. Commentary:

- i. Exterior lighting appears to sufficiently illuminate the site and building entrances to meet minimum safety requirements.

3. Recommendations:

- i. Implement a program of continued maintenance for the site lighting.

Site Furnishings:

I.

1. Observations:

- i. Few site furnishings exist within the vicinity of the school building. There is a flagpole located on an uneven bituminous concrete island across from the main building entrance. There is a metal building identification sign in the lawn area between the faculty access drive and the egress drive on Oak Street. There are two (2) bicycle racks located in the courtyard near the north building entrance. Trash receptacles are located at the main building entrances. There exists four (4) benches adjacent to the tennis courts.

2. Commentary:

- i. The flagpole does not appear to have an MAAB compliant accessible route.
- ii. The bike racks do not appear to have an MAAB compliant accessible route.
- iii. The benches adjacent to the tennis courts are in poor condition and do not appear to have an MAAB compliant accessible route.

3. Recommendations:

- i. Construct an MAAB compliant accessible route to the flagpole.
- ii. Install site furnishing as necessary throughout the site to better develop exterior congregation areas, and to allow students safe and convenient access to bicycle facilities.
- iii. Construct an MAAB compliant accessible route from an accessible building entrance to all site furnishings.



OMS E8

Site Vegetation:

J.

1. Observations:

- i. There exists very little mature vegetation throughout the site. The majority of the mature vegetation exists in the lawn area between the faculty access drive and the egress drive on Oak Street. The site is abutted to the north and south by existing mature vegetation. There are a series of small deciduous and evergreen trees interspersed throughout the site.



OMS E9

2. Commentary:

- i. The condition of the site vegetation ranges from good to fair for all canopy tree and shrub plantings.

3. Recommendations:

- i. Implement a maintenance program for plant materials that includes regular trimming, watering, and soil testing.

Athletic Facilities

K.

1. Observations:

- i. Athletic Facilities predominate the south and east portions of the school property. The main athletic facility element is the combined track and football field, located along the southern edge of the property. The football field is a natural turf field with traditional grading and drainage design. The perimeter running track is a standard six (6) lane track constructed with an asphalt-based synthetic rubber surface. The field event element areas (long jump, discus, etc.) are constructed of the same synthetic rubber material as the running surfaces. The school utilizes mobile bleachers when there is an athletic event. Immediately north of the

track/football facility exists the middle school girls' softball field. The middle school boys' baseball field is located east of the softball field. The fencing and back stops for both fields appear to have been constructed at the time of the new Sherwood Middle School.



OMS E10

2. Commentary:

- i. The Football field appears to be in good condition. The field appears to continue to be in useable working order, and it is our understanding that flooding on the field has not been a major or consistent problem.
- ii. The synthetic rubber surface for the track is in fair condition-it is showing typical signs of age and wear, especially along the edges, which is typical of this type of construction.
- iii. There is no designated area for the bleachers, so when they are out and in use they obstruct a pedestrian circulation path.
- iv. The tennis courts are in good condition; however, there is no accessible route to the courts.
- v. The natural turf on both the girls' softball and the boys' baseball fields are in good condition.
- vi. The backstops and perimeter fences for both fields appear new and are in good condition. The fences lack any fence top protection which may pose a potential danger to players.



OMS E11

3. Recommendations:

- i. Implement a program of continued maintenance for all natural athletic fields and track surface area.
- ii. Develop options to reconfigure the location of the bleachers to eliminate any conflicts with pedestrian circulation routes.
- iii. Construct an MAAB compliant accessible route from an accessible building entrance to the tennis courts.
- iv. Implement a program to install fence top protection on both the girls' softball and boys' baseball fields to ensure player's safety.

Facilities Condition Assessment

Building Summary

Oak Middle School

Address: 45 Oak Street, Shrewsbury, MA 01545
Constructed: 1953
Additions: 2004
Renovations: 1981
2015 Assessed Value: \$18,455,800
(Building Only)

Building Characteristics

Gross Floor Area:
Ground Floor: 35,004 gsf
Second Floor: 142,302 gsf
Second Floor (Storage): 4,797 gsf
Total Building Area: 182,103 gsf

780 CMR Mass. Building Code:

Use Group Classification: E (Education); A-1 (Auditorium); A-3 (Gymnasium)
Construction Type: II-B (To be verified)

Building Envelope: *(see Building Envelope Section for more detailed information)*

Exterior Wall Assembly: Brick masonry veneer
Windows: Aluminum insulating (operable); Aluminum Curtain Wall
Roofing: Black Flat Membrane

HVAC: *(see MEP/FP Section for more detailed information)*

Heating Fuel: Natural gas

Fire Protection: 100% automatic sprinkler system (assume NFPA 13)



Architecture - Interior

Overview:

In this section of the Facilities Condition Assessment Report, Gorman Richardson Lewis Architects (GRLA) presents a summary of observations regarding the condition of the interior architecture of the Oak Middle School, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components, systems and issues comprising the existing condition of the Oak Middle School Interior:

1. Walls
2. Ceilings
3. Flooring
4. Doors
5. Windows/ Glazing
6. Casework/ Furnishings
7. Equipment
8. Mechanical Fixtures
9. Electrical/ Lighting Fixtures
10. Plumbing Fixtures
11. Code Issues
12. General

The Oak Middle School contains three distinct levels: Ground Floor (*Lower Level*), First Floor (*Upper Level*), and Second Floor (*Top Level*). The main public entrance on the west side of the building accesses directly to the Second Floor which houses the primary program functions of the school: classrooms, cafeteria/ auditorium, media center (library), gymnasium and administrative offices. The site slopes down to the southeast exposing the First Floor, which houses additional classrooms, mechanical spaces and southeast and southwest wing egress. The Second Floor houses Boys Locker Room and associated support spaces.

Originally constructed in 1953, Oak Middle School has been in service for 63 years and is reasonably maintained. A renovation and a large renovation/addition were completed in 1981 and 2004, respectively. As a middle school with over 940 students—grades 7 and 8—as well as approximately 65 faculty and facility personnel, the school building is heavily used for 10 months of the year. The areas of the building most heavily used by the student body—main corridors, classrooms, restrooms, cafeteria/ auditorium and gymnasium—show more wear and tear than the Administration areas of the building.

In general, the interior of the building is functioning as intended with reasonable wear and tear of finishes appropriate to the age of the building and the type (young teenagers) and number of occupants. As noted in the Conditions Assessment Matrix included in this report, specific as well as general deficiencies are noted with recommendations for remediation (repair or replacement).

It is understood that the building permit for latest Oak Middle School renovation/addition was issued after February 28, 1997 (*effective date of 780 CMR 6th Edition*), and therefore, the building design and construction reflect the requirements of that edition. Nonetheless, a number of deficiencies regarding the requirements of the current Massachusetts State Building Code (780 CMR-8th Edition) and Massachusetts Architectural Access Board code (521 CMR) were observed and noted in the “Code Issues” and “ADA” categories of this assessment report. Although allowed at the time the building was permitted and constructed, they are included in the assessment report for information purposes and may require corrective action triggered by future renovation projects or if deemed by the Authority Having Jurisdiction (typically the building official or fire department official) to pose a hazard to occupants or the public. In addition, any deficiencies regarding handicap accessibility and conformance with the Americans with Disabilities Act (ADA) may require immediate action.

The issues addressed in each Narrative category below are further itemized in the attached Condition Assessment Matrix with priority level, remaining service life (1 year/ 3 years/ 10 years) and associated costs for repair or replacement included for each issue. At the bottom of each matrix is a summary of the costs-- by building-- for each of the service life time periods, providing a summary of anticipated costs—by building—for capital planning purposes for the next 10 fiscal years: 2017 through 2026.

Methodology:

During the summer and fall of 2015, GRLA visited the Oak Middle School on multiple occasions and made visual observations of the condition of the interior architecture of the building, including walls, ceilings, flooring, doors, windows/glazing, casework/furnishings, miscellaneous equipment, mechanical-electrical-plumbing finish components and fixtures, as well as code issues regarding building code and accessibility code. Being among the more recently renovated, but older town-owned school buildings, a full structural assessment of the Oak Middle School was required and includes any significant structural issues or deficiencies noted during the observation effort.

PlanGrid:

Information gathering, field notes and photography for this section of the Conditions Assessment Report were accomplished using PlanGrid, a web-based “punch-list” tool utilizing an iPad. Floor plans (pdf format) of each level were uploaded to the PlanGrid program. Symbols representing observations of existing conditions by each of the twelve categories noted above were located on each floor plan. A “pop-up” page associated with each symbol provided a means to describe each observation, identify its location within the floor plan and include multiple photos. The “pop-up” pages could then be retrieved and sorted by category into individual PlanGrid Reports, providing detailed information for each observation. The PlanGrid Reports for each building, by category, are included

on the flashdrive included in the back of the Report binder. In addition, the number of the PlanGrid Report associated with each observation is noted in the “PlanGrid” column of the Conditions Assessment Matrix.

This section addressing the condition of the Architecture Interior is followed by sections addressing:

- Building Envelope
- Site/ Civil
- Structural
- Mechanical, Electrical, Plumbing and Fire Protection (MEP/FP)
- Hazardous Materials

Conclusion

The **Architecture-Interior** of the Oak Middle School building is primarily functioning as intended. Specific deficiencies and end-of-service-life issues are addressed in detail within the Condition Assessment Matrix.

Among the more notable issues of concern are included:

- Deficiencies regarding doors and frames bearing a fire rated label
- Deficiencies regarding large CMU wall cracks
- Deficiencies regarding exterior window hardware, finish, operation and thermal performance
- Deficiencies regarding conformance to requirements for handicap accessibility
- Deficiencies regarding casework hardware, finish and operation
- Prevalence of wire glass throughout building

Building Envelope

Overview:

In this section of the Facilities Condition Assessment Report, GRLA Building Envelope Sciences presents a summary of observations regarding the condition of the building envelope systems at the Oak Middle School, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components, systems and issues comprising the existing condition of the structure:

1. Roofs
2. Exterior Walls
3. Windows

Methodology:

GRLA visited the Oak Middle School on August 14, August 17, August 18, and August 19, 2015, and made visual observations of the condition of the building envelope systems. GRLA made observations from the ground using binoculars and from accessible roof areas. GRLA also made observations of representative interior areas.

ROOFS

1. Observations:

- i. The Oak Middle School has a low slope roof with adhered EPDM membrane over mechanically attached insulation.
- ii. There is an active leak at the steel entrance canopy.
- iii. There is a location where wood roof edge blocking is exposed.
- iv. There are several areas of unadhered EPDM, and/or unsupported EPDM membrane over an uneven substrate.
- v. There are several areas of open seams and blisters in EPDM roof patches.
- vi. EPDM membrane extends too far into drain bowls.
- vii. Lightning protection cables are frayed in many locations.
- viii. The inner court is not protected by a guardrail at the roof, as required by current code.
- ix. There is an HVAC unit close to the roof edge.

2. Commentary:

- i. Damage such as holes and gaps in roofing materials, and damaged or incomplete flashings may present a leakage risk in the short term.

3. Recommendations:

- i. Repair isolated damage as soon as possible. Implement a program of annual inspections.
- ii. Investigate cause of water infiltration at entrance canopy and repair.
- iii. Repair area of exposed blocking.
- iv. Where EPDM is unadhered or unsupported, replace or refasten substrate materials to provide a consistent substrate for the roofing membrane.
- v. Cut back EPDM such that it extends only slightly into drain bowl.
- vi. Consult with a lightning protection specialist to inspect and make appropriate repairs to lightning protection system. Plan for regular inspections.
- vii. Consult with authority having jurisdiction regarding requirements for roof level guardrail at inner court, and HVAC unit close to roof edge.

EXTERIOR WALLS

1. Observations:

- i. The exterior walls are brick veneer with metal wall panel accents. There is also painted wood trim.
- ii. Sealants at wall transitions, penetrations, metal panel joints, and expansion joints are typically failed.
- iii. Masonry is cracked and spalled in many locations.
- iv. Masonry appears to bulge in isolated areas.
- v. Mortar joints are typically deteriorated.
- vi. There are several areas of staining on the brick masonry.
- vii. There are isolated areas of deteriorated wood trim and peeling paint.
- viii. There is isolated damage to metal wall panels.
- ix. There are several areas of spalls and cracks at the concrete foundation wall.

2. Commentary:

- i. Sealants require frequent replacement and should be considered an ongoing maintenance item.
- ii. Cracked and deteriorated masonry may become a falling hazard if not repaired.
- iii. The damage to metal wall panels may be aesthetic; however, if there is not a reliable weather resistive barrier (WRB) behind the panels the damaged panels may pose a leakage risk.

3. Recommendations:

- i. Replace failed sealants; plan ongoing replacement approximately every 5-10 years.
 - ii. Investigate cracked and displaced masonry to determine the cause of cracking and movement. Remove any loose masonry as an interim measure, and monitor for accelerated deterioration. Repair cracks by routing and sealing (moving cracks) or pointing (static cracks).
 - iii. Perform a close-up inspection of masonry to confirm masonry is stable at areas of bulges. If stable, monitor for changes. If there is evidence of instability, secure masonry veneer to backup structure with restoration anchors.
 - iv. Rout and point deteriorated mortar joints.
 - v. Investigate to determine the source of the masonry staining. Address the source, and clean the masonry.
 - vi. Replace rotted and otherwise damaged wood trim. Scrape and paint areas of peeling paint.
 - vii. Investigate to determine if there is a WRB behind metal wall panels. If there is, replace panels if desired for improved appearance. If there is not, additional investigation and evaluation of existing conditions is needed.
 - viii. Repair cracks and spalls at concrete foundation walls.
-

WINDOWS

1. Observations:

- i. Windows are predominantly aluminum framed, with both operable and fixed sashes.
- ii. Sealants at window perimeters are typically failed.
- iii. There are several corroded steel lintels above windows.
- iv. Corrosion of window and door frames, as well as peeling paint, is typical.
- v. There are several locations of displaced and/or damaged sill trim and flashing. There is one location of vegetative growth under flashing.

2. Commentary:

- i. Sealants require frequent replacement and should be considered an ongoing maintenance item.
- ii. Corroded lintels expand, causing the surrounding brick to crack. The deteriorated masonry and continued lintel corrosion may present a falling hazard.

3. Recommendations:

- i. Replace failed sealants; plan ongoing replacement approximately every 5-10 years.
- ii. Replace corroded lintels with new galvanized lintels, and repair surrounding brick masonry.
- iii. Scrape and paint areas of peeling paint at window and door frames.
- iv. Adjust sill flashing, if possible. Replace displaced and damaged sections.

Refer to the GRLA Building Envelope Conditions Assessment Matrix for additional detail regarding observations and recommended repairs.

Oak Middle School
Representative Existing Conditions Photographs



West Elevation, partial view



West Elevation, stains and dripping water at steel canopy framing



West Elevation, spalled brick



West Elevation, crack through brick and mortar joint

Oak Middle School
Representative Existing Conditions Photographs



West Elevation, damaged/lifted roof coping



West Elevation, displaced sill trim/flashing



South Elevation at front entry, failed sealant



West Elevation, cracks in foundation wall

Oak Middle School
Representative Existing Conditions Photographs



West Elevation, partial view



West Elevation, spalling foundation wall



West Elevation, crack through bricks and mortar joints



West Elevation, crack through bricks and mortar joints;
spalled foundation wall

Oak Middle School
Representative Existing Conditions Photographs



South Elevation, partial view



South Elevation, peeling paint and corrosion at a window



South Elevation, crack through brick and mortar joints



South Elevation, spalled bricks and deteriorated mortar

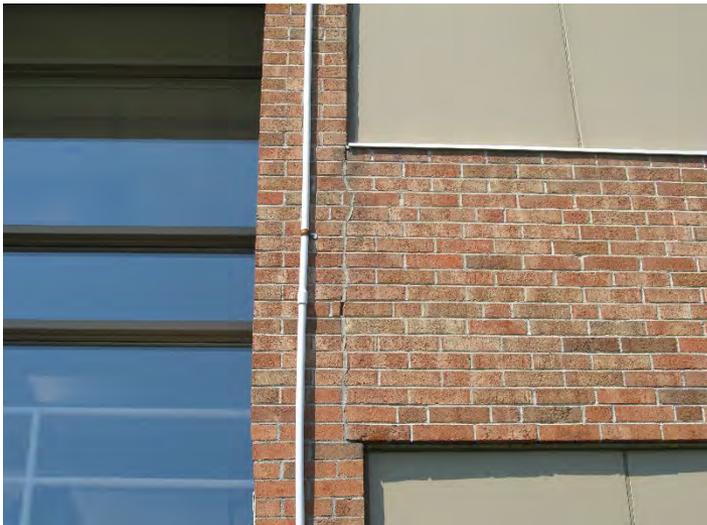
Oak Middle School
Representative Existing Conditions Photographs



East Elevation, partial view



East Elevation, crack through bricks and mortar; peeling paint



East Elevation, cracked, stained, and bowed brick



East Elevation, crack through bricks and mortar; corroded lintel; stained brick masonry

Oak Middle School
Representative Existing Conditions Photographs



West Elevation, partial view



West Elevation, crack through brick and mortar; spalled concrete at foundation



West Elevation, crack through brick and mortar; bulged brick



South Elevation, partial view

Oak Middle School

Representative Existing Conditions Photographs



South Elevation, spalled brick masonry



South Elevation, peeling paint and corrosion at a window frame



South and East Elevations, partial view



East Elevation, peeling paint, failed sealant joints, and crack brick at a soffit

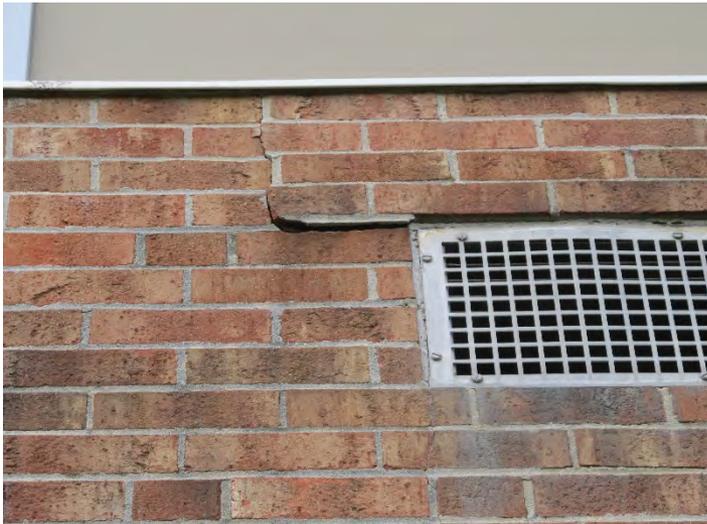
Oak Middle School
Representative Existing Conditions Photographs



East Elevation, open mortar joint at a reglet; spalled and cracked brick



East Elevation, crack through brick and mortar joints; staining on brick



East Elevation, cracked, displaced, and stained brick



South Elevation, mortar/sealant failure

Oak Middle School
Representative Existing Conditions Photographs



East Elevation, partial view



East Elevation, crack through brick and mortar joints



East Elevation, crack through brick and mortar joints



East Elevation, crack through brick and concrete

Oak Middle School
Representative Existing Conditions Photographs



East Elevation, deteriorated windowsill flashing



East Elevation, failed sealant at window trim



East Elevation, crack in brick with insect activity



South Elevation, exposed wood blocking

Oak Middle School
Representative Existing Conditions Photographs



South Elevation, damaged metal panel



South Elevation, failed sealant joint at metal panel termination



South Elevation, deteriorated wood trim



East Elevation, failed sealant at metal panel joints

Oak Middle School
Representative Existing Conditions Photographs



East Elevation, dented metal panels



East Elevation, failed sealant at an expansion joint



East Elevation, peeling paint at a door frame



East Elevation, discolored and cracked brick

Oak Middle School
Representative Existing Conditions Photographs



North Elevation, broken glass at an overhead door



North Elevation, peeling paint at overhead door frame



South Elevation, crack through brick and mortar joints



North Elevation, crack at foundation wall

Oak Middle School
Representative Existing Conditions Photographs



North Elevation, partial view



North Elevation, crack through brick and mortar



North Elevation, cracked mortar at a lintel



North Elevation, cracked bricks

Oak Middle School
Representative Existing Conditions Photographs



North Elevation, damaged louver and failed perimeter sealant



North Elevation, corroded lintel and cracked mortar



North Elevation, failed window perimeter sealant and stained masonry



North Elevation, failed door perimeter sealant

Oak Middle School
Representative Existing Conditions Photographs



North Elevation, spalled brick; failed sealant at EIFS-to-brick juncture



North Elevation, failed window perimeter sealant



North Elevation, damaged window sash



North Elevation, deteriorated sealant at sill flashing lap joint

Oak Middle School
Representative Existing Conditions Photographs



North Elevation, damaged roof coping



North Elevation, open mortar joint at corner



North and East Elevations, partial view



East Elevation, crack in brick and mortar joints

Oak Middle School
Representative Existing Conditions Photographs



East Elevation, crack in mortar joints and corroded metal corner guard



North and West Elevations, partial view



North Elevation, spall at foundation wall



North Elevation, cracked brick and deteriorated mortar at a lintel

Oak Middle School
Representative Existing Conditions Photographs



West Elevation, failed door perimeter sealant



West Elevation, failed sill sealant

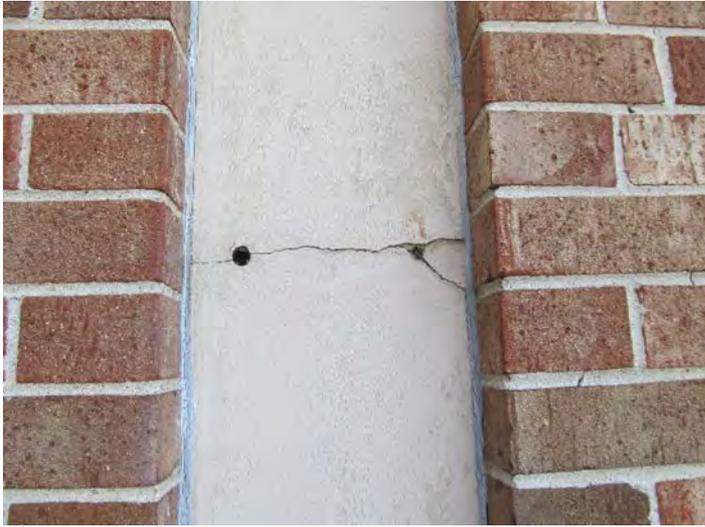


West Elevation, partial view



West Elevation, damaged window sash and failed perimeter sealant

Oak Middle School
Representative Existing Conditions Photographs



West Elevation, damaged wall accent panel and failed perimeter sealant



West Elevation, damaged wall accent panel and failed perimeter sealant



West Elevation, cracked brick, efflorescence on masonry



West Elevation, crack in EIFS ceiling

Oak Middle School
Representative Existing Conditions Photographs



South Elevation at auditorium, spalled brick



West Elevation, damaged door frame and failed perimeter sealant



Main roof, partial view facing South; evidence of ponding



Main roof, partial view facing West

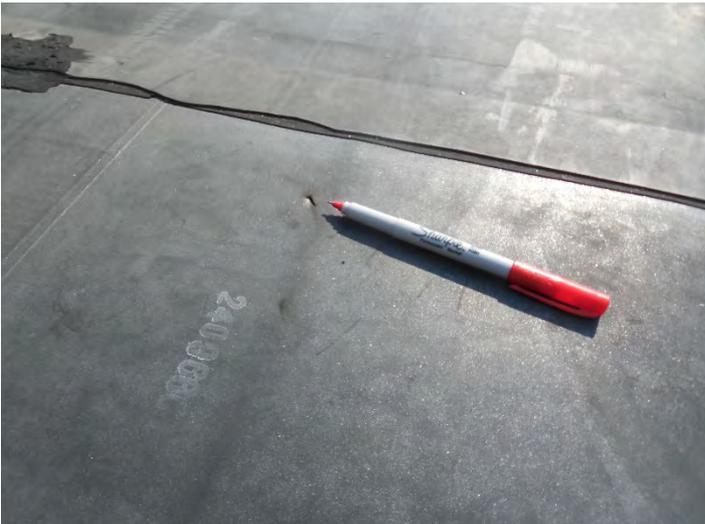
Oak Middle School
Representative Existing Conditions Photographs



Northwest Wing roof, crack in brick and deteriorated mortar



Northwest Wing roof, deteriorated mortar and failed reglet sealant



Northwest Wing roof, hole in EPDM membrane



Northwest Wing roof, open joint in flashing

Oak Middle School
Representative Existing Conditions Photographs



Northwest Wing roof, frayed lightning protection cable



Northwest Wing roof, bubbled patches



Northwest Wing roof, open pitch pocket



Northwest Wing roof, moss growth in a corner

Oak Middle School
Representative Existing Conditions Photographs



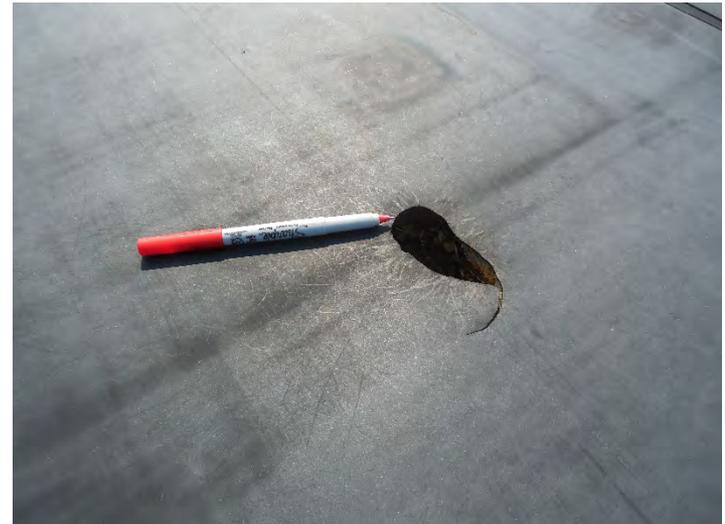
Northwest Wing, deteriorated mortar and possibly displaced brick



Northwest Wing roof, open (abandoned) reglet



Auditorium roof, partial view facing Southwest; evidence of ponding



Auditorium roof, hole in EPDM and insulation

Oak Middle School
Representative Existing Conditions Photographs



Main roof, facing North, ponded water



Main roof, hole in EPDM membrane



South auditorium wall, open penetration



West roof edge, overgrown tree; broken drain bowl with EPDM extending too far into drain bowl

Oak Middle School
Representative Existing Conditions Photographs



Metal entrance canopy gutter, cracks in soldered seams



Northwest Wing roof, damaged wood trim; unadhered membrane along wall



Main roof at West side, hole in EPDM membrane



Main roof at North of courtyard, displaced lightning protection

Oak Middle School
Representative Existing Conditions Photographs



Southwest Wing roof, unadhered membrane at wall



Southwest Wing roof, evidence of ponding



Main roof at South end of courtyard, seam beginning to open



North Courtyard Elevation, spalled brick

Oak Middle School
Representative Existing Conditions Photographs



North Courtyard Elevation, failed window perimeter sealant



East Courtyard Elevation, failed door perimeter sealant



East Courtyard Elevation, failed sealant and damaged frame at a window perimeter



East Courtyard Elevation, damaged metal panel trim

Oak Middle School
Representative Existing Conditions Photographs



South Courtyard Elevation, corroded embedded steel and displace mortar



South Courtyard Elevation, deteriorated mortar and stained masonry



Southwest Courtyard Corner, failed sealant and stained masonry



Southwest Courtyard Corner, damaged brick at receptacle attachment

Oak Middle School
Representative Existing Conditions Photographs



North Courtyard Elevation, vegetation under flashing



North Courtyard Elevation, missing downspout



North Courtyard Elevation, cracked brick and failed sealant at base of wall



Southeast Wing Roof, damaged coping and open seam in EPDM membrane

Oak Middle School
Representative Existing Conditions Photographs



Southeast Wing roof, damaged base flashing



Southeast Wing roof partial view, ponded water



Main roof at East edge, peeling paint at counter-flashing



South wall of Gymnasium, open seam in Sarnafil membrane

Oak Middle School
Representative Existing Conditions Photographs



South wall of Gymnasium, unadhered Sarnafil membrane



South wall of Gymnasium, failed window perimeter sealant



Main roof at East side, ponded water and bucket covering pipe



West Gymnasium wall, cracks in brick

Oak Middle School
Representative Existing Conditions Photographs



West Gymnasium wall, cracked sealant at counter-flashing reglet



West Gymnasium wall, open seam in EPDM flashing



East Gymnasium wall, stained brick and cracked and deteriorated mortar joints



Gymnasium roof, HVAC unit close to roof edge

Overview:

In this section of the Facilities Condition Assessment Report, Structures North presents a summary of observations regarding the condition of the exterior masonry and interior structural systems at the Oak Middle School, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components, systems and issues comprising the existing condition of the structure:

1. Exterior Masonry
2. Interior Structural Framing

EXTERIOR MASONRY**1. Observations:**

- i. The Oak Middle School is constructed of brick faced concrete unit masonry exterior walls on a concrete foundation. Metal lintels are located at all of the window openings. During the conditions assessment, the damage noted throughout the exterior most commonly involves the effects of brick moisture growth and rusting embedded metal.

2. Commentary:

- i. The brickwork is shifted and cracked from rusting steel lintels.
- ii. There is shifted and cracked brickwork caused by accumulated moisture growth.
- iii. Spalled foundation walls have been caused by dragging effects of expanding masonry.
- iv. The misaligned brick spandrels are caused by steel beam deflections.

3. Recommendations:

- i. Replace all rusting embedded steel lintels.
- ii. Repair damaged exterior brick masonry.
- iii. Repair damaged concrete.

INTERIOR STRUCTURE**1. Observations:**

- iv. The main structure is composed of a steel frame with concrete floor slabs and glazed concrete unit masonry interior partitions.

2. Commentary:

- v. The interior wall cracking is caused by floor deflection and unaccommodated masonry movements.

3. Recommendation:

- vi. Investigate interior wall damage and repair.

Facilities Condition Assessment Narrative

Overview:

In this section of the Facilities Condition Assessment Report, Weston & Sampson presents a summary of observations regarding the condition of Oak Middle School site, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components comprising the existing condition of the Oak Middle School site:

1. Electrical
2. HVAC
3. Plumbing
4. Fire Protection
5. Hazardous Materials

Facilities Condition Assessment Narrative

- iii. Lighting is predominantly fluorescent throughout the school
- iv. Lighting control is via motion sensors and wall mounted switches.
- v. Emergency lighting is fed from the generator.



vi. Fire alarm is a Notifier addressable system



Fire Alarm System

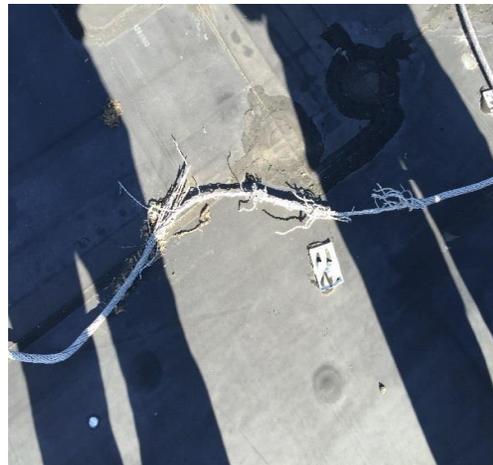


Fire Alarm System Control Panel

vii. There is a lightning Protection System installed on the roof and appears to be in fair to poor condition.



OMS E2 Lightning Protection System



OMS E2 Lightning Protection Damaged Cable



OMS E2 Lightning Protection Detached Cable

Facilities Condition Assessment Narrative

- viii. Site lighting is predominantly LED pole mounted fixtures with some building mounted wall packs and pole mounted HID flood lights.

2. Commentary:

i. Main Electrical Service

The building is served by a single electrical service rated 3000 amperes, 480Y/277volts, 3-phase, 4-wire and is located in the main electrical room. The service equipment consists of an exterior utility company pad mounted transformer and an underground feed to utility metering equipment. A 3000amp main disconnect switch is located within the main switchboard in the facilities main electrical room. All electrical distribution equipment is manufactured by G.E. The predominance of the main distribution equipment service equipment is new and in good condition.

There are a number of electrical panels located throughout the facility that are fed from distribution panelboards or the main distribution switchboard. The panel boards appear to have spare circuit breakers available for new circuits to be added, or include the space to add new circuit breakers. The panelboards are in good condition.

ii. Emergency System

There is an onsite 450kw natural gas emergency/standby generator manufactured by Caterpillar. The generator feeds two automatic transfer switches, one for emergency life safety (400amp, 277/480v) and one for stand-by equipment (260amp, 277/480v) that back-up a portion of the facility. The generator, transfer switches and emergency/standby panelboards appear to be in good condition.

iii. Lighting

The lighting throughout the facility consists of surface mounted 2 lamp wraparound fluorescent T8 32w fixtures in all mechanical and electrical type spaces. The lighting in the corridors consists of 2' x 4', 3-lamp fluorescent acrylic lens troffers. The lighting in all classrooms consists of 2' x 4', 3-lamp fluorescent parabolic fixtures. All lighting throughout the facility is controlled with motion sensors and local manual override switches. The lighting throughout the facility appears to be in good condition. The light levels appear to be within recommended levels.

Gym lighting consists of 42 fixtures containing (8)4-pin compact fluorescent bulbs in each fixture.

Site lighting is accomplished via building mounted metal halide wall packs, pole mounted LED flood lights and 2 pole mounted HID flood lights. Site lighting appears to be in good condition.

Life safety emergency lighting is provided via the generator and emergency life safety panelboards. The emergency light fixtures appear to be adequate and in good condition.

Battery powered exit lighting is installed throughout the facility, and is in good condition.

iv. Fire Alarm

The fire alarm system is a Notifier system. There are manual fire alarm pull stations and horn strobes located throughout the building. Heat and smoke detectors are present throughout the facility. The fire alarm system appears to be in good condition.

v. Clock System

The existing clock system is in good condition and there have been no reported problems to date.

vi. Paging System

The existing paging system is in good condition and there have been no reported problems to date.

vii. Security System

The existing security system is in good condition and there have been no reported problems to date.

viii. Lightning Protection System

The existing lightning protection system covers the entire roof and all the equipment located on the roof. There are several deficiencies in the existing lightning protection system. These deficiencies include several broken brackets (approximately 40), Missing Air Terminals for over half of the roof and several pieces of equipment (approximately 50 Air Terminals), Broken or damaged cable (approximately 50 feet of cable). All of these deficiencies should be fixed and a new master label shall be obtained.

3. Recommendations:

- i. Replace all fluorescent fixtures with new LED fixtures for energy savings
- ii. Replace all non-led site lighting with new LED lighting fixtures.
- iii. Repair the lightning protection system on the roof.

Facilities Condition Assessment Narrative

HVAC

B.

1. Observations:

- i. The School's heating system consist of two (2) dual fired (gas/oil) hot water boilers (B-1 & B-2), multiple air handling units (AHU's), multiple rooftop units (RTU's), VAV boxes with hot water reheat coils, unit heaters, finned tube radiation, convectors and unit ventilators.
- ii. Heating hot water is circulated by two (2) constant volume end suction pumps (P-1 & P-2) to the rooftop units, finned tube radiation, classroom unit ventilators, VAV reheat coils and unit heaters.
- iii. The school's cooling systems consist of multiple packaged rooftop units, a split system air handler and ductless spilt systems. Cooling is provided mainly in the Administration Area, Media Center, Band Room and the Computer rooms. Most of these units are VAV with the exception of the Media room which is constant volume.
- iv. Exhaust for the building is done by a combination of inline & rooftop exhaust fans.
- v. There is a skid mounted duplex fuel oil pump system which use serve the boilers but is no longer used.
- vi. There is a 10,000 gallon underground fuel oil storage tank.
- vii. Building management System: The existing control system is a Johnson Metasys System.

2. Commentary:

- i. Most of the HVAC equipment is original to the 2002 renovation.
- ii. Heating Equipment:



Existing Boilers



Existing Hot water Pumps

Facilities Condition Assessment Narrative

- Boilers: The existing boilers (B-1 & B-2) are Cleaver Brooks model CB-200-200-125 with an input of 8,165 MBH each, even though they are dual fired they are no longer run off the oil system. Upon visual inspection of the boilers they appear to be in good condition.
 - Hot water Pumps: The existing hot water pumps (P-1 & P-2) are Bell & Gosset base mounted pumps. Upon visual inspection of the pumps they appear to be in good condition.
- iii. Rooftop units (RTU-8 thru RTU-13 – heating only): These seven (7) units are manufactured by York and vary in size. RTU-9A & 9B, RTU-10 & RTU-11 consist of a filter mixing section, a heating coil, a supply fan and a return fan and are constant volume. RTU-8, RTU-12 and RTU-13 consist of a filter mixing section, a heating coil and a supply fan and are constant volume. Upon visual inspection of the interior of the units the belts and coils appear to be in good condition. It was observed that some of the damper actuators were covered in dust.
- iv. Rooftop units (RTU-1 thru RTU-7 – heating & cooling): These seven (7) units are manufactured by Addison and vary in size. These RTU's consist of a filter mixing section, heating coil, DX cooling coil and a supply fan. These units are VAV except for RTU-2 which is constant volume. Upon visual inspection of the interior of the units the belts and coils appear to be in good condition but the exterior and the interior of the units are showing signs of rust.
- v. Air Handling Units (AHU-1 thru AHU-8): These eight (8) units are manufactured by York and vary in size. All these AHU's consist of a filter mixing section, heating coil, and a supply fan except



Typical Packaged Rooftop Unit



Typical Air Handling Unit

Facilities Condition Assessment Narrative

for AHU-2 which contains a DX cooling coil. These units are all constant volume. Upon visual inspection these units appear to be in good shape.

- vi. AHU-2, which serves the Auditorium, is a split system air handling unit with a DX coil in the unit and an associated outdoor air cooled condensing unit (ACCU-2) located on the roof. Upon visual inspection of ACCU-2 the compressor and condenser coils appear in fair condition. It was observed that the existing insulation on the refrigerant lines is damaged and or missing.
- vii. Exhaust: There are numerous exhaust fans located throughout the school all most are located on the roof. The majority of these fans are constant volume fan serving general exhaust, toilet exhaust and locker room exhaust. The majority of the exhaust fans appear in good condition although some fans are missing screws. It was also observed that general exhaust fan F-38 was extremely noisy.
- viii. Fuel Oil is provided by a 10,000 gallon underground storage tank with a leak detection system. The boilers have not run off the oil system since the school was built. The fuel oil pumps are in poor condition and appear to have leaked in the past.
- ix. Building Management System: The existing control system is a Johnson Metasys system. Even though the system is over 10 years and there have been some issues overall it appears to be functioning properly. As parts become more difficult and more expensive to find a possible upgrade may become necessary.



OMS M1 – Fuel Oil Pumps



OMS M2 – Damaged Insulation

Facilities Condition Assessment Narrative

3. Recommendations:

- i. Install VFD's on the existing hot water pumps.
- ii. Remove existing 10,000 Gallon underground Fuel Oil storage Tank.
- iii. Remove existing Fuel Oil pumps.
- iv. Clean heating and/or heating coils and vacuum interior of rooftop equipment. Ensure proper operation of dampers.
- v. Further investigate noise issue on exhaust fan F-38.
- vi. Repair/Replace missing insulation on ACCU-2.

Plumbing**C.****1. Observations:**

- i. Domestic Water Service: The building is served by a 4" domestic water service.
- ii. Domestic Hot Water Service: The building's domestic hot water service is generated by (2) two 100 gallon gas fired hot water heaters.
- iii. Natural Gas: The building has two (2) gas services for the building. There is An 8" line that serves the boilers and domestic hot water heaters and a 4" line that serves the kitchen and other general uses.
- iv. Sanitary: the building is served with a 4" sanitary water line and an 8" special waste line and 6" rain water line
- v. Fixtures:
 - Water closets are wall mounted vitreous china with manual flush valves
 - Urinals are wall mounted vitreous china with manual flush valves.



OMS P1 – Water Closet

Facilities Condition Assessment Narrative

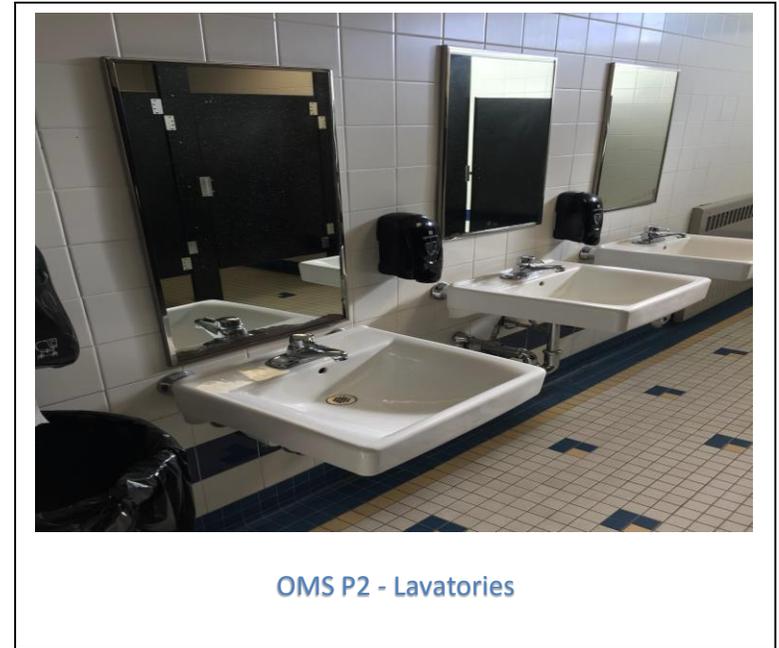
- Lavatories are wall hung vitreous china with single push button style faucets.
- Drinking fountains are surface mounted stainless steel units.

2. **Commentary:**

- i. The two (2) domestic gas fired water heaters are Rheem model G100 with a 100 gallon tank size. Both were installed in 2014 and are in good condition.
- ii. Plumbing Fixtures: The majority of the plumbing fixtures on the water closets, urinals and lavatories are in good condition.

3. **Recommendations:**

- i. Replace existing water closets flush valves with automatic flush valves.
- ii. Replace existing urinals flush valves with automatic flush valves.
- iii. Replace existing lavatories faucets with automatic faucets



Fire Protection

D.

1. **Observations:**

- i. There is full fire protection coverage for the building. The dedicated 6" FP service enters the building in a storage room and includes a double check valve assembly. The building is divided into three (3) wet sprinkler zones.

2. **Commentary:**

- i. The fire Protection system is in good condition.

3. **Recommendations:**

- i. None

Hazardous Materials

A.

1. Observations:

i. Asbestos-Containing Materials

Numerous suspect asbestos-containing materials were observed within the building, including but not limited to: gypsum board, floor tile, resilient flooring, acoustical ceiling tile, molded cove base, duct sealant, caulk, etc. All materials were observed to be in generally good condition.

ii. Other Hazardous Materials

Fluorescent light fixtures are present throughout the building. Other materials present include hydraulic door closers and exit lights. All materials were observed to be in generally good condition.

2. Commentary:

i. Asbestos-Containing Materials

The building underwent major renovations in 2004 and a letter provided by the Superintendent of Public Buildings notes that all asbestos-containing materials were removed at that time.

ii. Other Hazardous Materials

Fluorescent light fixtures contain small amounts of mercury. Fluorescent light ballasts often contain polychlorinated biphenyls (PCBs) or Diethylhexyl Phthalate or Di (2-ethylhexyl) phthalate (DEHP). Hydraulic door closers often contain oils. Exit lights historically contained batteries. None of these materials typically present hazards unless they are damaged.

3. Recommendations:

i. Asbestos-Containing Materials

Despite the town letter, the Massachusetts Department of Environmental Protection (DEP) revised asbestos regulation, effective June 20, 2014, requires that any Suspect Asbestos-Containing Material be sampled by a Massachusetts Department of Labor Standards (DLS)-certified asbestos inspector prior such materials being impacted by renovation or demolition. Alternatively, materials may be assumed to

contain asbestos. We recommend that any suspect asbestos-containing materials expected to be impacted by renovation or demolition be sampled prior to disturbance. Also, the building falls under the EPA Asbestos Hazard Emergency Response Act (AHERA) that requires school districts to inspect their schools for asbestos-containing building material and prepare management plans and to take action to prevent or reduce asbestos hazards. The AHERA plan should be consulted prior to any renovation as it may contain laboratory analytical results.

However, AHERA regulations do not require sampling of exterior building materials and also concealed materials may exist in several locations at the building. Roofing materials under EPDM roofing, insulation behind/around unit ventilators, damp-proofing behind brick façade, door caulk, roof caulk and glazing compound on interior fire door systems are all suspect asbestos-containing materials that may be present at the building. The following is a list of potential asbestos-containing materials found at the building.

Material	Location	Approximate Quantity	Condition
Foundation damp-proofing	Exterior below grade	6,500 SF	Good
Door caulk	Exterior	750 LF	Good
Window caulking and glazing	Exterior	1,000 LF	Good
Roof caulk	Exterior – roof at penetrations/transitions	600 LF	Good
Roofing materials	Exterior – roof	130,000 SF	Good
Unit ventilator insulation	Exterior	3,200 SF	Good

ii. Other Hazardous Materials

The fluorescent light fixtures and ballasts, door closers and exit lights may require special handling and disposal should they require removal from the building. The following is a summary of such materials found at the building.

Material	Approximate Quantity
Fluorescent light bulbs	1,800
Fluorescent light ballasts	900
Hydraulic door closers	120
Exit light batteries	60

Oak Middle School - Total Estimated Costs

Consultant	Discipline		Cost Estimate		
			1 yr	5 yr	10 yr
Waterman Design Associates	Site & Landscape			\$346,798	\$402,230
Gorman Richardson Lewis Architects	Architecture		\$780,510	\$6,853,358	\$6,244,845
Gorman Richardson Lewis Architects	Building Envelope		\$1,074,488	\$6,026,549	\$3,670,211
Structures North	Structural			\$575,824	\$71,740
Weston & Sampson	MEP/FP/Hazmat			\$358,621	\$5,008,039
		Totals	\$1,854,998	\$14,161,150	\$15,397,065

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Site/Landscape															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
SL-1	Site/Landscape	Varies	Vehicular Entrances and Circulation	The pavement condition of the vehicular entrances and interior circulation system ranges from good to fair to poor throughout the site.			X					X Phased	Implement a program of replacing damaged or worn pavement throughout the site. (assumes 2500 sf for each period)	5,000 S.F.		\$ 32,585	\$ 38,570
SL-5	Site/Landscape	Varies	Parking Location, Arrangement, and Quantity	The pavement condition of the parking areas mirrors that of the vehicular entrances, ranging from good to fair to poor throughout the site, with little evidence of recent repairs.			X					X Phased	Implement a program of replacing damaged or worn pavement throughout the site. (assumes 2500 sf for each period)	5,000 S.F.		\$ 32,585	\$ 38,570
SL-6	Site/Landscape	Varies	Pedestrian Circulation	The condition of the bituminous and Portland cement concrete pavement throughout the site ranges from fair to poor throughout.			X					X Phased	Implement a program of replacing damaged or worn pavement throughout the site. (assumes 1500 sf for each period)	3,000 S.F.		\$ 19,551	\$ 23,142
SL-7	Site/Landscape	Varies	Pedestrian Circulation	Accessible route(s) throughout the site should be reviewed for MAAB compliance.			X					X Phased	Implement a program to review accessible pedestrian routes throughout the site for compliance with current MAAB standards.	1 L.S.		\$ 18,620	\$ 22,040
SL-8	Site/Landscape	Varies	Pedestrian Accessibility and MAAB Compliance	Four (4) accessible spaces in the visitor parking area lot do not appear to conform to current MAAB standards.			X					X Phased	Implement a program to bring accessible parking spaces throughout the site into compliance with current MAAB standards. (assumes 4 spaces per phase)	1 L.S.		\$ 55,860	\$ 66,120

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Site/Landscape															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
SL-9	Site/Landscape	Varies	Pedestrian Accessibility and MAAB Compliance	Three (3) accessible spaces along the faculty access drive do not appear to conform to current MAAB standards.			X				X	Phased	Implement a program to bring accessible parking spaces throughout the site into compliance with current MAAB standards. (assumes 3 spaces per phase)	1 L.S.		\$ 41,895	\$ 49,590
SL-11	Site/Landscape	Varies	Loading Docks and Service Areas	The loading dock location is not ideal as it forces delivery trucks to back over a sidewalk, effectively blocking a pedestrian route around the building.			X				X	Phased	Develop options to reconfigure pedestrian circulation route in this area to eliminate pedestrian-vehicle conflict.	1 L.S.		\$ 18,620	\$ 22,040
SL-13	Site/Landscape	Varies	Courtyards and Other Exterior Student Congregation Areas	There does not appear to be an MAAB accessible route into the courtyard.			X				X	Phased	Construct an MAAB compliant accessible route from an accessible building entrance to the courtyard.	1,000 S.F.		\$ 6,517	\$ 7,714
SL-14	Site/Landscape	Varies	Site Lighting for Building, Vehicular and Pedestrian Areas	Exterior lighting appears to sufficiently illuminate the site and building entrances to meet minimum safety requirements.			X				X	Phased	Implement a program of continued maintenance for the site lighting. (assumes 10 lights per phase)	1 L.S.		\$ 9,310	\$ 11,020
SL-15	Site/Landscape	Varies	Site Furnishings	The flagpole does not appear to have an MAAB compliant accessible route.			X				X	Phased	Construct an MAAB compliant accessible route to the flagpole. (assume 30' path)	1 L.S.		\$ 6,983	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL																							
AREA:		Site/Landscape																							
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate										
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr								
SL-16	Site/Landscape	Varies	Site Furnishings	The bike racks and benches do not appear to have an MAAB compliant accessible route.			X				X	Phased	Construct an MAAB compliant accessible route from an accessible building entrance to all site furnishings.	1 L.S.		\$ 6,517	\$ 7,714								
SL-17	Site/Landscape	Varies	Site Furnishings	The benches adjacent to the tennis courts are in poor condition.			X				X	Phased	Replace the benches with models that will maintain their structure for a longer period and are maintenance free.	4 EA.		\$ 11,172	\$ 13,224								
SL-17	Site/Landscape	Varies	Site Vegetation	The condition of the site vegetation ranges from good to fair for all canopy tree and shrub plantings.			X				X	Phased	Implement a maintenance program for plant materials that includes regular trimming, watering, and soil testing	1 L.S.		\$ 13,965	\$ 16,530								
	Site/Landscape	Varies	Athletic Facilities	The synthetic rubber surface for the track is in fair condition-it is showing typical signs of age and wear, especially along the edges, which is typical of this type of construction.			X				X	Phased	Implement a program of continued maintenance for all natural athletic fields and track surface area.	1 L.S.		\$ 18,620	\$ 22,040								
	Site/Landscape	Varies	Athletic Facilities	The natural turf on the football field, the girls' softball, and the boys' baseball fields are in good condition.			X				X	Phased	Implement a program of continued maintenance for all natural athletic fields and track surface area.	1 L.S.		\$ 18,620	\$ 22,040								
	Site/Landscape	Varies	Athletic Facilities	The fences lack any fence top protection which may pose a potential danger to players.			X				X	Phased	Implement a program to install fence top protection on both the girls' softball and boys' baseball fields to ensure player's safety.	1 L.S.		\$ 9,310	\$ 11,020								
	Site/Landscape	Varies	Athletic Facilities	There is no designated area for the bleachers, so when they are out and in use they obstruct a pedestrian circulation path.			X				X	Phased	Develop options to reconfigure locations to site the bleachers to eliminate any conflicts with pedestrian circulation routes.	1 L.S.		\$ 6,517	\$ 7,714								
SL-18	Site/Landscape	Varies	Athletic Facilities	The tennis courts are in good condition; however, there is no accessible route to the courts.			X				X	Phased	iii. Construct an MAAB compliant accessible route from an accessible building entrance to the tennis courts.	1 L.S.		\$ 19,551	\$ 23,142								
MEP/FP Building Cost Total																									
															1 yr	5 yr	10 yr								
															\$ -	\$ 346,798	\$ 402,230								

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-1	Arch	Lower Level	Ceilings	ACT ceiling is stained at various locations throughout.		94	X					X Phased	Implement a program of replacing soiled and damaged ceiling tiles to maintain high quality appearance of spaces. Consider use of cleanable tiles near HVAC diffusers to allow for cleaning of dust/ dirt buildup within the supply air coming through the diffusers.	26,252sf (3/4 of overall ceiling area)		\$ 122,203	\$ 144,649

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-2	Arch	Lower Level	Walls	Large cracks in various locations of CMU walls near Stair 4		93		X		X			Large cracks in the CMU wall occur in the similar locations from floor to floor, indicating movement of the wall assembly. Install monitoring instrumentation to determine if movement is on-going or has ceased. If ceased, install backer rod and sealant at crack. If movement is on-going, further structural investigation will be required to determine the cause and	36lf	\$ 3,010		
LL-3	Arch	Lower Level	Walls	Large cracks in various locations of CMU wall in Rm 165		93		X		X			Further evaluate cause of cracked CMU and adjacent areas of building superstructure. Confirm if wall is properly braced and deflection measures are accounted for in structural connection. Infill crack with sealant and backer rod.	18lf	\$ 1,505		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-4	Arch	Lower Level	Walls	Large crack in door jamb of CMU wall at Rm. 150		93		X		X			Further evaluate cause of cracked CMU and adjacent areas of building superstructure. Confirm if wall is properly braced and deflection measures are accounted for in structural connection. Infill crack with sealant and backer rod.	9lf	\$ 752		
LL-5	Arch	Lower Level	Walls	Pant peeling and wall appears to have water damage		93		X		X			Window jamb may have water infiltration. Eliminate water intrusion then spot repair.	12sf	\$ 1,277		
LL-6	Arch	Lower Level	Walls	Large crack at cmu exterior wall near Rm 105		93		X		X			Further evaluate cause of cracked CMU and adjacent areas of building superstructure. Confirm if wall is properly braced and deflection measures are accounted for in structural connection. Infill crack with sealant and backer rod.	12lf	\$ 1,003		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-7	Arch	Lower Level	Walls	Cracked glazed wall tile at various locations		93	X					X Phased	Implement phased plan to remove cracked tiles and install new matching tiles or patch repair tiles as needed to secure loose tile and finish wall surface.	300sf		\$ 10,613	\$ 12,563
LL-8	Arch	Lower Level	Walls	Cracked cmu at inside corner in Rm 113		93		X		X			Further evaluate cause of cracked CMU and adjacent areas of building superstructure. Confirm if wall is properly braced and deflection measures are accounted for in structural connection. Infill crack with sealant and backer rod.	12lf	\$ 1,003		
LL-9	Arch	Lower Level	Walls	Long narrow crack in CMU wall in Rm 112.		93		X		X			Further evaluate cause of cracked CMU and adjacent areas of building superstructure. Confirm if wall is properly braced and deflection measures are accounted for in structural connection. Infill crack with sealant and backer rod.	12lf	\$ 1,003		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-10	Arch	Lower Level	Walls	Wall tile damaged in Boys Restroom		93	X					X Phased	Confirm available attic stock in finish of tile. Remove loose and cracked tile, with mortar to substrate. Apply repair tile and new tile. Grout tile(s) to match existing.	253.15sf		\$ 8,951	\$ 10,595
LL-11	Arch	Lower Level	Flooring	Walk-off mat heavily worn at Stair 4		95		X		X			Research manufacturer and procure exact size insert. Replace and maintain according to manufacturer's instructions.	40sf	\$ 1,216		
LL-12	Arch	Lower Level	Flooring	VCT floor slab crack transmitting through floor tile at various locations.		95	X					X Phased	Implement a plan to systematically replace areas of floor tile where cracking as occurred. Grind and fill slab cracks with applicable conc. expansion filler. Install new floor as required to match existing.	17,456.30 (Main Corridor plus 1/3 of rooms)		\$ 243,773	\$ 288,548

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL																
AREA:		Ground Level																
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate			
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.	
LL-13	Arch	Lower Level	Flooring	Floor tile at perimeter area of underfloor access at Rm 160 is heavily cracked appears to be delaminating.		95	X						X	Remove floor tile and examine access panel frame installation. The frame may have been corroding and expanding in doing so to damage surrounding floor tile.	See LL-12			
LL-14	Arch	Lower Level	Flooring	Floor tile at perimeter area of underfloor access at Rm 109 is heavily cracked appears to be delaminating.		95	X						X	Remove floor tile and examine access panel frame installation. The frame may have been corroding and expanding in doing so to damage surrounding floor tile.	See LL-12			
LL-15	Arch	Lower Level	Flooring	Floor tiles gouged, stained and cracked in various locations.		95	X						X	Verify attic stock of various tile finishes. Remove and replace floor tiles as needed to match existing.	See LL-12			
LL-16	Arch	Lower Level	Doors	Various corridor doors are stamped for 1 1/2hr fire rating but do not have gasketing for smoke/heat mitigation.		96			X	X				Implement plan and schedule to measure and install fire rated gasketing at door perimeter, meeting stiles and thresholds.	1008lf	\$	15,322	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-17	Arch	Lower Level	Doors	Various corridor doors have wire glass in doors and sidelights.		96			X	X			Replace wired glass with code compliant rated tempered glass in doors and sidelights.	378sf	\$ 66,074		
LL-18	Arch	Lower Level	Doors	Various corridor doors are stamped for 1 1/2hr fire rating but do not have gasketing for smoke/heat mitigation.		96			X	X			Implement plan and schedule to assess non-rated frames and determine code requirements for fire separation. Either hire a certifying agency to stamp frame or replace frames with proper rating.	4 single doors / 3 double doors	\$ 38,760		
LL-19	Arch	Lower Level	Doors	Louver blade broken on both Boys Restroom doors.		96	X					X	Remove and replace broken louver blades. Or replace with aluminum type louver.	1			\$ 2,645
LL-20	Arch	Lower Level	Doors	Door installed on corridor but not on closer.		96	X					X	Procure and install door closer on door and frame.	1			\$ 1,377
LL-21	Arch	Lower Level	Doors	Various doors have worn and missing miscellaneous hardware. (Gasket, silencers, strikes, door stops)		96	X					X Phased	Implement plan and schedule to identify individual doors and strategically install new door hardware to match building standards.	58 doors (2/3 of overall doors)		\$ 80,997	\$ 95,874

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-22	Arch	Lower Level	Doors	Various doors bind at floor and frame.		96	X				X		Evaluate door binding and adjust hinge hardware or shave doors as necessary to eliminate binding.	29 doors (1/3 of overall doors)		\$ 32,399	
LL-23	Arch	Lower Level	Doors	Single Restroom door has passage set in 141B. (Special ED Resource Room)		96	X				X		Evaluate requirement for passage set and replace with lockable set or provide occupied indication for lever.	1			\$ 3,306
LL-24	Arch	Lower Level	Doors	Various doors have signs of wear, chipped edges and delamination.		96	X				X Phased		Implement program to refinished and or replace wood and metal doors as they exceed their service life.	58 doors (2/3 of overall doors)		\$ 107,996	\$ 127,832
LL-25	Arch	Lower Level	Windows	Paint finish heavily worn on exterior window frame at Stair 4		97	X				X		Remove worn paint and corrosion. Evaluate window for lifespan. Repair corroded metal and refinish to match as needed.	24lf of frame		\$ 1,117	
LL-26	Arch	Lower Level	Windows	Various window shade units missing or damaged controls.		97	X				X Phased		Implement plan and schedule to replace each damaged window shade. Operable shades can contribute to energy savings.	54 total windows		\$ 6,033	\$ 7,141

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-27	Arch	Lower Level	Windows	Various wood window stools worn, warped and heavily stained.		97	X					X Phased	Remove and replace heavily damaged wood stools. Refinish minor stained and faded wood stools. Seal all wood stools with UV resistant, low VOC sealer to desired finish.	432lf of wood stool		\$ 8,044	\$ 9,521
LL-28	Arch	Lower Level	Windows	Numerous exterior windows are missing hardware, have damaged screens and are difficult to open and fully close.		97			X			X Phased	Repair and replace damaged hardware, if possible. Generally, most existing windows appear to be beyond their serviceable life. Replace window units in their entirety. (assume 6x6 window and 27 windows per phase)	54 aluminum frame window units (screens and hopper windows)		\$ 208,134	\$ 246,363
LL-29	Arch	Lower Level	Glass	Various mirrors in Boys and Girls Restroom have moderate to heavily delaminated mirrors.		98	X				X		Replace mirrors and chrome channels.	180sf of trimmed mirror		\$ 33,516	
LL-30	Arch	Lower Level	Casework	Various wood window stools worn, warped and heavily stained.		99								See LL-25			

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Ground Level															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-31	Arch	Lower Level	Casework	Various metal lockers are missing hardware and have been shelves. Infill and trim panels missing or misaligned in some areas.		99		X				X Phased	Implement program to inspect and repair metal locker hardware on a continual basis. Replace/repair shelves as necessary. Install infill panels where missing.	412lf of metal full height lockers		\$ 115,072	\$ 136,207
LL-32	Arch	Lower Level	Casework	Various classrooms have plastic laminate tops that are delaminated, scuffed, and finish layer is worn.		99		X				X Phased	Replace all worn and damaged laminate work surfaces.	450lf of counter top (25lf average per classroom)		\$ 62,843	\$ 74,385
LL-33	Arch	160	Casework	Sink cabinet does not appear to meet current ADA clearance requirements. For children aged 6-12 years, knee clearance at 24" is acceptable for sink heights of 31" max.	2613	99			X	X			If students are expected to use sink, lower sink height to 31" and provide 24" knee clearance. If staff are to use sink, adjust sink height to provide 27" min. knee clearance. Provide pipe wrap at undersink piping in accordance with ADA requirements.	5lf	\$ 570		

Condition Assessment Matrix

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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-34	Arch	Lower Level	Casework	Various wood cabinets missing hardware, doors/drawers bind, and finish is worn and deteriorated.		99		X			X		Repair and replace broken hardware. Adjust and refurbish wood cabinets and associated hardware for proper operation and function. Replace casework as needed if deemed unserviceable.	240lf of casework (12lf average per classroom)		\$ 55,860	\$ 66,120
LL-35	Arch	Lower Level	Casework	Various metal cabinets missing hardware, bent shelves, and finish is worn and deteriorated.		99		X			X		Repair and replace broken hardware. Refurbish metal cabinets. Replace as needed when deemed unserviceable.	500lf of casework (25lf average per classroom)		\$ 116,375	\$ 137,750
LL-36	Arch	Lower Level	Casework	Boy's and Girl's toilet partition doors have broken or missing wall stops. With door operation, adjacent wall materials may be damaged.		99		X			X		Install door/wall stops to restrict toilet partition doors from striking wall surfaces.	6 doors		\$ 2,234	
LL-37	Arch	Lower Level	Casework	Toilet stall door missing.	2541	99			X	X			Install toilet stall door.	1	\$ 1,672		
LL-38	Arch	Lower Level	Lighting Fixture	2x2 lighting lens missing		100		X		X			Replace 2x2 lens.	1	\$ 1,064		
LL-39	Arch	Lower Level	Lighting Fixture	2x4 lens cracked.		100		X		X			Replace 2x4 lens.	1	\$ 1,216		
LL-40	Arch	Lower Level	Mech.	HVAC thermostat broken cover missing.		101		X		X			Replace thermostat cover or thermostat entirely.	1	\$ 1,368		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-41	Arch	Lower Level	Mech.	HVAC registers/diffusers dirty.		101		X			X		Implement program to clean all ceiling and wall registers.	approx. 78 (supply & return)		\$ 7,262	
LL-42	Arch	Lower Level	Mech.	Exposed pipe insulation in common area is worn and fibers are exposed.		101		X		X			Remove and replace pipe insulation with more durable material for exposed application in corridor	12lf	\$ 1,094		
LL-43	Arch	Lower Level	Plumbing	Girls room toilet inoperable.		102			X	X			Repair toilet.	1	\$ 1,824		
LL-44	Arch	103 155	Plumbing	Mop sink appears to have cracks in floor. Sink is soiled and drain cover is missing.		102			X	X			Patch and repair sink. Replace if deemed non-repairable. Replace sink drain.	2 mops sinks	\$ 3,040		
LL-45	Arch	Lower Level	Plumbing	Floor drain in Boys room is damaged.		102			X	X			Replace damaged metal floor drain in tile floor.	1	\$ 1,041		
LL-46	Arch	Lower Level	Plumbing	Fire sprinkler head heavily corroded.		102		X			X		Fire sprinkler head may not be serviceable with continued corrosion. Repair sprinkler to eliminate corrosion.	1		\$ 1,266	
LL-47	Arch	101	CODE	Electrical closed used for storage.		103		X			X		Remove stored items from electrical closet.			\$ 4,655	

Condition Assessment Matrix

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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-48	Arch	Stair 2, Stair 3, Stair 4	CODE	Lockers and display case in protected stair. Lockers and storage is not allowed in protect stair enclosures and display case is not fire separated.		103			X	X			Remove lockers and combustible materials from display case in protected stair.	30lf of lockers	\$ 1,140		
LL-49	Arch	Lower Level	General	Various FE cabinets have wire glass vision panels.		103		X			X		Verify if wired glass is certified to be impact resistance for application in common space/corridor. Replace wired vision glass as required with tempered safety glass.	15sf	\$ 3,212		
LL-50	Arch	Lower Level	Paint	Surface cracks in GWB wall/ceiling finishes; Damaged paint finish on door frames, doors, painted CMU walls.		105	X				X Phased		Implement a program of repainting of painted wall and interior door frame surfaces, doors, CMU walls and vinyl wall base. Repainting program may be divided into primary areas of the building spread over a 5- to 7-year period such that finish surfaces are refreshed every 5 to 7 years.	32,052sf (net total)	\$ 119,362	\$ 141,285	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
LL-51	Arch	103	Cleaning	Room heavily soiled.		106	X				X		Due to nature of room use, soiled surfaces is evident. Implement cleaning program to maintain serviceability of floor, wall and ceiling surfaces.	300sf		\$ 3,352	
LL-52	Arch	Stair 1 Stair 3 Stair 4	ADA	Exterior egress exit discharge at Stair 4 is not ADA compliant. Discernible path to public way or area re-secure assistance is not provided.		107			X	X			Provide ADA compliant pathway to public way or protected area of re-secure assistance according to ADAAG.	1500sf of cementitious pathway / 18ft of cementitious ramp	\$ 36,526		
LL-53	Arch	Stair 4	ADA	ADA compliant locker not properly marked. Required percentage of accessible lockers in compliance with ADAAG are not evident.		107			X	X			Apply ADA compliant signage to all accessible lockers. Provide 5% of locker quantity to be accessible per ADAAG.	25 metal lockers	\$ 7,600		
LL-54	Arch	Lower Level	ADA	ADA compliant knee clearance not provided at numerous classroom sinks.		107			X	X			Adjust sink apron and kick panel to provide ADA compliant knee clearance for forward approach at sink.	32lf	\$ 1,702		
LL-55	Arch	Boys Girls	ADA	ADA stall door not self closing.		107			X	X			Install self closing hinge at stall door.	4 hinges	\$ 1,216		

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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate				
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.		
LL-56	Arch	141B	ADA	Towel dispenser in ADA required sink clearance.		107			X	X			Relocate towel dispenser within required reach range at accessible sink(s)	1	\$ 304				
LL-57	Arch	Girls	ADA	ADA required coat hook missing on accessible stall door.		107			X	X			Installed coat hook at accessible height in accordance with ADAAG.	1	\$ 456				
LL-58	Arch	Stair 1	ADA	Exterior door threshold appears too high - over 1/2" - beyond ADAAG requirements.		107			X	X			Provide ADA compliant ramped transition at door threshold. Basis of design - Pemko R1.25F or sim.	6lf	\$ 1,596				
LL-59	Arch	133	Flooring	Carpet stained and worn in high traffic areas		95	X				X		Replace carpet with high traffic rated carpet.	1215 sf		\$ 11,312			
																	1 yr.	5 yr.	10 yr.
Architectural Building Cost Total																\$ 194,355	\$ 1,366,580	\$ 1,506,160	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		First Floor															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-1	Arch	Lower Level	Walls	Surface cracks in GWB wall/ceiling finishes; Damaged paint finish on door frames, doors, painted CMU walls.		113	X					X Phased	Implement a program of repainting of painted wall and interior door frame surfaces, doors, CMU walls and vinyl wall base. Repainting program may be divided into primary areas of the building spread over a 5- to 7-year period such that finish surfaces are refreshed every 5 to 7 years.	129,566sf (net total)		\$ 482,504	\$ 571,127
UF-2	Arch	Upper Floor	Walls	Cracked, loose and missing wall tiles in various areas of upper floor.		113	X					X Phased	Implement a program for replacing and repairing damaged wall tile.	See UF-1		\$ 120,626	\$ 142,782
UF-3	Arch	Upper Floor	Walls	Numbers chips and cracks in CMU walls.		113	X					X Phased	Implement a program repairing and filling minor cracks and chips in CMU walls.	See UF-1		\$ 60,298	\$ 71,373

Condition Assessment Matrix

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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-4	Arch	241 271	Walls	Large vertical crack from floor up through CMU wall to ceiling.		113		X		X			Large cracks in the CMU wall occur in the similar locations from floor to floor, indicating movement of the wall assembly. Install monitoring instrumentation to determine if movement is on-going or has ceased. If ceased, install backer rod and sealant at crack. If movement is on-going, further structural investigation will be required to determine the cause and appropriate remediation.	36lf	\$ 3,010		
UF-5	Arch	Upper Floor	Walls	Wall base loose and worn in various areas.		113	X				X Phased		Remove and replace wall base over 5-7 year period.	2824 lf	\$ 21,033	\$ 24,896	
UF-6	Arch	Upper Floor	Walls	Acoustical wall panels not installed and/or loose in various rooms.		113	X				X Phased		Consider reapplying wall panels with appropriate adhesive. Re-secure existing wall loose acoustic panels with appropriate adhesive.	240 sf of panels (4x6 panel at 10 locations)	\$ 14,524	\$ 17,191	
UF-7	Arch	338	Walls	Wall appears damaged from previous water leak		113		X		X			Remove damaged wall board. Patch and paint new wall board as required.	12sf	\$ 559		
UF-8	Arch	367	Walls	Loose masonry brick at wall addition.		113	X			X			Remove or secure existing masonry brick at addition.	15sf	\$ 1,536		
UF-9	Arch	367	Walls	Crack in mortar joint at lintel above overhead door opening.		113	X			X			Evaluate crack and lintel for structural integrity. Patch or repair crack as required.	6sf	\$ 2,793		

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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-10	Arch	369	Walls	CMU wall has vertical crack near corner.		113		X			X		Evaluate cmu wall and slab below for structural integrity. Patch or repair crack in glazed CMU as required.	18sf		\$ 1,843	
UF-11	Arch	321	Walls	Cracked masonry brick at lintel		113		X			X		Evaluate crack and lintel for structural integrity. Patch or repair crack as required.	6sf		\$ 2,793	
UF-12	Arch	332	Walls	Large crack at CMU inside corner.		113		X			X		Evaluate cmu wall and slab below for structural integrity. Patch or repair crack in CMU as required.	24sf		\$ 2,458	
UF-13	Arch	323	Walls	Perforated walls have various cutouts and signs of damage.		113		X			X		Repair damaged areas of perforated acoustical walls and implement program to refinish walls over the next 2-3 years.	12lf		\$ 1,452	
UF-14	Arch	323	Walls	Wall mounted handrail loose and fasteners pulled through.	2990 2998	113			X	X			Remove wall board and installed wood blocking at required for adequate attachment of handrail. Install, patch and paint new wall board.	6sf	\$ 593		
UF-15	Arch	206	Walls	Pipe penetration at wall and heating unit is exposed and insulation is worn.	3057	113		X			X		Reinsulate pipe and patch wall board at penetration.	3sf		\$ 363	
UF-16	Arch	323	Ceilings	Acoustical GWB ceiling stained and damaged from apparent water leak above finish material.		114		X			X		Remove damaged GWB ceiling. Address leak and repair GWB ceiling.	1000 sf		\$ 16,758	

Condition Assessment Matrix

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Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-17	Arch	Upper Floor	Ceilings	Acoustical ceiling tiles (ACT) typically soiled near HVAC diffusers, stained from water leaks and missing in some areas.		114	X					X Phased	Implement a program of replacing soiled and damaged ceiling tiles to maintain high quality appearance of spaces. Consider use of cleanable tiles near HVAC diffusers to allow for cleaning of dust/ dirt buildup within the supply air coming through the diffusers.	129,566sf		\$ 603,130	\$ 713,909
UF-18	Arch	480	Flooring	Floor slab cracked at wall perimeter. Crack transmit through floor tile.		115	X					X	Remove floor material and mechanically grind down slab crack. Feather concrete repair material, Ardex CP or similar, into crack and surrounding area. Install new flooring to match existing.	751sf		\$ 11,187	
UF-19	Arch	Upper Floor	Flooring	Existing floor grill is covered by entry mat.		115							Verify if floor grill is active. Relocate entry mat. No further action required.				
UF-20	Arch	Upper Floor	Flooring	VCT tile is worn, cracked, faded and cupping in various areas. Wall base loose in some areas.		115	X					X Phased	Refinish VCT (strip & wax) annually; Replace damaged tiles. Repair slab/substrate surfaces as required before new application of floor finish. Replace loose and damaged resilient wall base.	113,817sf		\$ 1,086,127	\$ 1,285,620
UF-21	Arch	485	Flooring	Installed flooring appears worn and stained.		115	X					X	Remove and replace floor with applicable exercise room flooring,	978.37sf		\$ 29,592	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL																
AREA:		First Floor																
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate			
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.	
UF-22	Arch	484	Flooring	Wood flooring in gymnasium appears to be in good repair with slight wear. Line striping has slight wear.		115	X						X	Annually clean and seal wood floor to maintain current condition. No further action required.	9,072sf			\$ 199,947
UF-23	Arch	Upper Floor	Flooring	Numerous areas have minor slab cracks transmitting through finish floor material.		115	X					X Phased	On a phased basis, remove floor material and mechanically grind down slab crack. Feather concrete repair material, Ardex CP or similar, into crack and surrounding area. Install new flooring to match existing.	14,227sf (1/8 of UF-20)		\$ 238,416	\$ 282,207	
UF-24	Arch	280	Flooring	Electrical closet floor heavily stained.		115	X					X	Replace or clean stained VCT floor tile and wall base at end of service life.	135sf			\$ 3,050	
UF-25	Arch	Upper Floor	Flooring	Ceramic floor tile cracked and missing in some areas.		115	X					X Phased	Replace and repair areas with cracked and missing ceramic tiles.	12		\$ 89,376	\$ 105,792	
UF-26	Arch	324	Flooring	Portions of stair floor have buckled seams and unsecured floor panels. Minor wear to floor surface.		115	X					X	Replaced buckled floor panels and re-secure loose panels.	2693sf		\$ 75,215		
UF-27	Arch	Upper floor	Flooring	VCT tile damaged and buckled at floor access panels. Potential tripping hazard with continued buckling.		115	X					X	Remove damaged VCT tile. Repair substrate and replace VCT tile. Install tile with enough space for thermal expansions.	96sf		\$ 1,832		

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							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-28	Arch	340	Flooring	Concrete slab has various exposed slab cracks.		115	X				X		Remove loose concrete in cracks and mechanically grind cracks to form void. Install concrete repair, Ardex CP or sim., and reseal concrete surfaces.	2208sf		\$ 12,334	
UF-29	Arch	364	Flooring	Unisex toilet accessed through office is missing area of flooring. Slab is not level.		115	X				X		Remove loosed concrete. Level concrete floor slab at joint. Install new flooring to match existing.	41sf		\$ 229	
UF-30	Arch	367	Flooring	Sealed/painted concrete floor has worn finish.		115	X				X		Remove existing finish. Apply new concrete finish/sealer.	1101sf		\$ 10,250	
UF-31	Arch	202	Flooring	Carpet worn and faded in administrative offices.		115		X			X		Remove and replace carpet.	771sf		\$ 7,178	
UF-32	Arch	323	Flooring	Carpet flooring stained and delaminated in some areas.		115		X			X		Remove and replace damaged and delaminated areas of flooring. Consider replacing floor in its entirety in the next 5-7 years.	4000sf (2/3 of total area)		\$ 37,240	
UF-33	Arch	376	Flooring	Porcelain floor tile and grout heavily stained in various areas.		115	X				X		Remove and replace overly stained grout and clean tile. Apply applicable tile and grout sealer to extend visual appearance of floor material.	2055.45sf		\$ 99,487	
UF-34	Arch	376	Flooring	Floor access panel heavily corroded.		115		X			X		Remove rust from panel and refinish metal access panel with applicable primer and top coats.	12sf		\$ 1,117	
UF-35	Arch	376	Flooring	Marble threshold cracked at door opening.		115		X			X		Remove and replace marble threshold.	3lf		\$ 978	

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							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-36	Arch	Upper Floor	Doors	Wood and metal interior doors: finish worn and stained; metal door finish are typically chipped and scraped; numerous doors are missing or have broken hardware that restrict full proper operation of door assembly.		116		X				X Phased	Implement program to refinish and/or replace all interior single and double doors and hardware nearing end of useful service life; full replacement rather than refinishing/refurbishing is recommended as more cost effective. (assumes replacement in 1st phase and refurbishing in 2nd phase)	118 (1/3 replacement) 228 (2/3 refinish & refurb)		\$ 329,574	\$ 376,884
UF-37	Arch	Upper Floor	Doors	Numerous doors show signs of being out of alignment and requiring maintenance adjustments. Continued operation of doors out of rig can shorten service life of doors, frames and associated hardware.		116		X			X		Implement program to replace all defective and worn door hardware components. Continually service doors and hardware when found to need adjustments.	228 doors (2/3 of door for new hardware)		\$ 318,402	
UF-38	Arch	Upper Floor	Doors	Numerous fire rated doors have worn or missing code required intumescent gasketing for smoke and draft control.		116			X	X			Install meeting stile and perimeter frame/door gasketing at all fire rated doors as required by NFPA.	58 doors (1/6 of doors)	\$ 66,120		
UF-39	Arch	Upper Floor	Doors	Wired vision glass is installed in various fire rated door and general use doors, transom and side lite locations.		116			X	X			Verify if installed wired glass is safety rated for impact resistance and high hazard application. Replace glass as required with tempered safety glass tested to meet required fire rating.	58 doors (1/6 of doors)	\$ 60,830		

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							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-40	Arch	Upper Floor	Doors	Various fire rated doors are installed in frames that do not have identifiable labeled fire ratings.		116			X	X			Certify requirement for rated protected door opening. Certify rating of door frame assembly if deemed required. Replaced as required with properly rated frame assembly.	58 doors (1/6 of doors)	\$ 114,608		
UF-41	Arch	Upper Floor	Doors	Overhead door has shattered glass panel. Vision panel gasket loose.	2325	116		X		X			Replace glass vision panel and reseal gasket.	2sf	\$ 350		
UF-42	Arch	323	Doors	Large gap between exterior double door. Gap allows insects and increased energy loss.		116		X		X			Install weatherproof bulb stile, or similar, astragal at door ends. Gap allows insects and increased energy loss.	14lf	\$ 532		
UF-43	Arch	307	Doors	Door knob not ADA compliant.		116			X	X			Replace hardware with lever style ADA compliant lockset.	1	\$ 1,824		
UF-44	Arch	Upper Floor	Windows	Various shade controls have damaged or missing hardware. Fabric is frayed and shade is difficult to operate.		117		X			X		Implement program to systematically replace roller shade assemblies in their entirety.	122 window units		\$ 27,260	
UF-45	Arch	Upper Floor	Windows	Numerous windows missing screens, control hardware and/or are difficult to operate.		117			X		X		Repair and replace damaged hardware, if possible. Generally, most existing windows appear to be beyond their serviceable life. Replace window units in their entirety.	92 (75% of overall window total) / 30 (25% potentially refurbishable)		\$ 283,024	
UF-46	Arch	Upper Floor	Windows	Interior perimeter caulk worn and/or missing.		117			X		X		Remove existing interior perimeter caulk and replace with new.	3282.5lf		\$ 85,555	

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							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-47	Arch	Upper Floor	Windows	Various wood window stools worn, warped and heavily stained.		117	X					X Phased	Remove and replace heavily damaged wood stools. Refinish minor stained and faded wood stools. Seal all wood stools with UV resistant, low VOC sealer to desired finish.	1083.06lf		\$ 20,165	\$ 23,869
UF-48	Arch	Upper Floor	Windows	I.G.U. gasket appears to be compromised. Condensation present in between glass panes.		117			X			X	I.G.U.s are beyond their serviceable life in various window assemblies.	Refer to UF-45		\$ 28,302	
UF-49	Arch	Upper Floor	Windows	Numbers windows do not have shade or sun control measures installed.		117	X					X	To increase thermal comfort and potentially reduce energy costs, implement program to install shade control assemblies as all exterior window assemblies not presently installed.	10 shade control assemblies		\$ 46,550	
UF-50	Arch	230	Windows	Glass unit cracked and window frame is heavily corroded.		117			X	X			Replace cracked glass unit.	Refer to UF-45	\$ 11,552		
UF-51	Arch	Upper Floor	Glass	Various mirrors in Boys and Girls Restroom have moderate to heavily delaminated mirrors.		118	X					X	Replace mirrors and chrome channels.	180sf of trimmed mirror		\$ 33,516	
UF-52	Arch	Upper Floor	Casework	Various metal lockers are missing hardware and have been shelves. Infill and trim panels missing or misaligned in some areas.		119		X				X Phased	Implement program to inspect and repair metal locker hardware on a continual basis. Replace/repair shelves as necessary. Install infill panels where missing.	1008lf of full height metal lockers		\$ 187,690	\$ 222,163

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UF-53	Arch	Upper Floor	Casework	Various classrooms have plastic laminate tops that are delaminated, scuffed, and finish layer is worn.		119		X				X Phased	Replace all worn and damaged laminate work surfaces.	875lf (25lf average per classroom)		\$ 183,291	\$ 216,956
UF-54	Arch	Upper Floor	Casework	Various wood cabinets missing hardware, doors/drawers bind, and finish is worn and deteriorated.		119		X				X	Repair and replace broken hardware. Adjust and refurbish wood cabinets and associated hardware for proper operation and function. Replace casework as needed if deemed unserviceable.	420lf (12lf average per classroom)		\$ 87,980	\$ 104,139
UF-55	Arch	353	Casework	Instrument storage has visible signs of wear and deteriorated finish.		119	X					X	Refinish and paint wood shelving units.	48lf		\$ 1,788	
UF-56	Arch	321	Casework	Wood paneling and trim discolored, worn and heavily stained at base.		119	X					X	Refinish wood paneling in its entirety. Install a resilient base at floor to prevent further damage.	82lf x 9'h		\$ 5,344	
UF-57	Arch	323	Casework	Wood trim at stage has visible signs of wear and missing parts.		119	X					X	Replace missing trim pieces and refinish stage wood trim to extend serviceable material life.	51lf x 3'h			\$ 3,934
UF-58	Arch	Upper Floor	Casework	Boys and Girls toilet partitions have miscellaneous broken hardware--wall stops.		119	X					X	Replace broken hardware.	6 stalls		\$ 13,406	
UF-59	Arch	Upper Floor	Casework	Shower stall wood benches have heavily worn finish and are faded.		119	X					X	Remove and refinish wood benches to extend serviceable life of material.	96lf oak wood		\$ 17,875	

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							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-60	Arch	484	Fixed Furnishings	Gymnasium partition track appears warped and loose.		120	X				X		Evaluate integrity of track mounting and operation of partition screen. Re-secure track as needed.	50lf		\$ 9,310	
UF-61	Arch	323	Fixed Furnishings	Various auditorium seats are stained and faded.		120	X					X	Replace fabric or chair as required for refurbishment.	38 chairs (5% of total)			\$ 41,876
UF-62	Arch	Upper Floor	Fixed Furnishings	Shower curtains show signs of wear and tear.		120	X				X		Replace vinyl shower curtains as material exceeds service life.	22 curtains (1/3 of total)		\$ 2,458	
UF-63	Arch	Upper Floor	Lighting	Numerous 2x2 and 2x4 lens covers cracked or missing.		121		X			X		Replace lens and or light fixture as required.	356 fixtures (1/3 total of calc.)		\$ 132,574	
UF-64	Arch	Upper Floor	Lighting	Numerous light fixtures and/or fixture lamps were inoperable at time of inspection.		121		X			X		Replace inoperable lamps and/or light fixtures.	356 fixtures (1/3 total of calc.)		\$ 132,574	
UF-65	Arch	Elevator	Lighting	Elevator cab has poor lighting quality and some lamps were inoperable.		121		X			X		Replace lamps or upgrade light fixtures to high efficiency LED 2x2s.	(2) 2x2s		\$ 745	
UF-66	Arch	484	Equipment	Numerous retractable basketball goals have bent and/or kinked cabling but appear is good order. Some signs of corrosion on suspension structure.		122	X					X	Replace cabling and mechanical hardware at end of serviceable life for goal supports and padding.	80lf of cable.			\$ 1,763
UF-67	Arch	Elevator	Equipment	Elevator UP button cracked.		122			X	X			Replace elevator button to avoid further damage to button and/or control panel.	1	\$ 6,080		

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UF-68	Arch	230	Mech	Exposed uninsulated heating pipe at wall base area under heating unit.		123			X	X			Install pipe insulation with proper protective covering.	2lf	\$ 760		
UF-69	Arch	Upper Floor	Mech	Areas of exposed piping has evidence of frayed and worn insulation.		123	X				X		Replace exposed insulation with more durable wrapped insulation product.	140lf		\$ 2,085	
UF-70	Arch	336	Mech	Data Room 336 was extremely hot at time of inspection.		123			X	X			Due to sensitive nature of installed equipment, install heat exhaust equipment or air conditioning (split type unit) to minimize heat exposure of DATA room equipment.	76sf	\$ 2,310		
UF-71	Arch	310 230	Mech	Thermostat is broken and loosely hanging on wall.		123			X	X			Verify proper operation of thermostat and replace broken components as required.	1	\$ 1,824		
UF-72	Arch	301 304	Mech	Spaces were extremely cold at time of inspection.		123			X	X			Have associated HVAC equipment inspected and rebalanced. Unnecessary excessive cooling of spaces is a huge energy expense.	325sf	\$ 1,482		
UF-73	Arch	271 241	Mech	Metal pipe cover loose and missing.		123			X	X			Install profiled powder coated metal cover panel to match existing system.	6lf	\$ 456		
UF-74	Arch	Upper Floor	Mech.	Numerous HVAC registers/diffusers dirty.		123		X			X		Implement program to clean all ceiling and wall registers. Continually replaced HVAC unit filters on routine basis. Inspect and clean, if required, interior of mechanical ducts to eliminate allergens and any built up organic material.	215 grills		\$ 20,017	

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UF-75	Arch	371 Boys 405 219	Electrical	Switch and electrical receptacles missing various parts.		124	X				X		Replace electrical receptacle and/or missing parts.	6		\$ 1,117	
UF-76	Arch	323	Electrical	Control station does not appear to have enough connectivity without surface wiring via extension cord to equipment. This approach creates a tripping hazard and potential shock hazard.		124			X	X		Trench floor or run necessary wiring from equipment up to control room in code compliant conduit out of reach of students.	88lf	\$ 20,064			
UF-77	Arch	Upper Floor	Plumbing	Numerous fire sprinklers are missing finished escutcheons.		125	X				X	Install missing eschuteons at fire sprinkler heads. (using a split cap replacement)	45		\$ 6,284		
UF-78	Arch	492	Plumbing	Piping and expansion tank appear to have slow leak.		125			X	X		Remove corroded piping and associated insulation. Install new iron piping and insulation.	3lf	\$ 1,140			
UF-79	Arch	Girls	Cleaning /Plumbing	Girls locker room shower drains and troughs appear clogged with organic material.		125		X			X	Remove floor drain caps and snake pipes as required to clean p-traps. Clean drain covers and associated troughs.	24lf / 8 floor drains		\$ 7,448		
UF-80	Arch	340	Plumbing	Floor drain grill is broken and appears clogged.		125			X	X		Remove and replaced drain cover. Snake drain to clear p-trap of material.	1	\$ 1,824			
UF-81	Arch	326	Plumbing	Tiled mop sink does not appear pitched to drain. Standing water in sink. Sink curb cracked and missing tiles.		125			X	X		Remove tiled mop sink and replace with stand alone manufactured sink and drain assembly.	3sf	\$ 2,280			

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UF-82	Arch	Girls Restroom	Plumbing	Vitreous china wall hung sink crack at front rim.		125			X	X			Nature of crack in sink poses risk to students via abrasions. Remove and replace sink as soon as possible. Or remove sink from service to avoid further damage to sink or associated plumbing.	1	\$ 2,280		
UF-83	Arch	415	Plumbing	Mop sink cracked at drain		125			X	X			Replace mop sink and drain.	3x2 floor sink	\$ 2,280		
UF-84	Arch	481	ADA	Installed inset drinking water fountain does not meet ADA required forward approach clearances.		126			X	X			Remove both drinking water fountains and install ADA compliant drinking fountain in new CMU wall alcove.	1 drinking fountain - CMU wall work	\$ 5,320		
UF-85	Arch	481	Code Issue	Doors have wire glass and overhead stop with electrical release. Frame and door ratings are not discernible.		126			X		X		Determine rating and smoke protection requirements of installed door/frame assemblies. Remove and replace doors and frames, including fully code compliant hardware, as required to meet required fire/smoke separation of fire areas.	See UF-38, 39, 40	\$ 129,595		
UF-86	Arch	484	Code Issue	Double egress door access partially blocked by gym equipment.		126			X	X			Remove gym equipment for area of egress door access.	No cost			
UF-87	Arch	489	Code Issue	Egress patch obscured with miscellaneous rubbish.		126			X	X			Clean rubbish from egress path.	No cost			

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UF-88	Arch	489	Code Issue	Transition at exterior egress door threshold exceeds code and ADAAG allowance.		126			X	X			Install ADA compliant aluminum ramped threshold at exterior egress door. Pemko R1.2F or sim.	6lf	\$ 4,104		
UF-89	Arch	490A	Code Issue	Large items stored in egress path of corridor		126			X	X			Remove items from egress corridor.	No cost			
UF-90	Arch	441 255 380	Code Issue	Electrical closet used for storage.		126			X	X			Remove stored items from electrical closet.	No cost			
UF-91	Arch	Stair 2	Code Issue	Classrooms open directly into fire separated egress stair.		126							Condition determined to be in compliance with applicable code. No further action required.				
UF-92	Arch	283	Code Issue	Window drapes installed over window do not appear to be classified for installation in E occupancy.		126			X	X			Remove and replace window treatments with proper classification.	1	\$ 2,204		
UF-93	Arch	Stair 4	Code Issue	Lockers and storage is not allowed in protect stair enclosures and display case is not fire separated.		126			X	X			Remove lockers and combustible materials from display case in protected stair.	30 lf of lockers	\$ 6,840		
UF-94	Arch	361 324 335	Code Issue	Electrical panel required clearance obstructed by stored items in closet.		126			X	X			Remove stored items from electrical closet.	No cost			
UF-95	Arch	366	Code Issue	Fire protection sprinkler control does not appear to have fire rated separation. Room used for storage.		126			X	X			Evaluate requirements for fire control room to be fire separated from surrounding building. Remove items stored in space.		\$ 2,508		
UF-96	Arch	363	Code Issue	Handrail and 42" guardrail not present at painted metal stair.		126			X	X			Remove and replace existing guardrail with code compliant tube steel 42" guardrail and handrail.	30lf	\$ 12,540		

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UF-97	Arch	363	Code Issue	Boiler Room used for general storage.		126			X	X			Remove stored items from boiler room.	No cost			
UF-98	Arch	311A	Code Issue	Installed louvered wood door does not appear to have classification for installation in E occupancy.		126			X	X			Remove and replace wood door with louvered wood door that has class A-C certification.	(1) 3'x7' louvered door and hardware	\$ 2,508		
UF-99	Arch	323	Code Issue	Certificate of Inspection is expired.		126			X	X			Consult with AHJ for update of auditorium certification.	No cost			
UF-100	Arch	498	Code Issue	Flammable cabinet does not appear to be grounded or vented to outside atmosphere		126			X	X			Confirm AHJ for combustibility and storage requirements of materials in control cabinet.	No cost			
UF-101	Arch	498 493	Code Issue	Emergency eyewash and emergency shower not present in area.		126			X	X			Install tempered eyewash and shower system in immediate area. Or consult with AHJ for acceptability of portable emergency eyewash/shower.	(2) eyewash / (2) deluge emergency showers	\$ 30,400		
UF-102	Arch	492 500	Code Issue	Wood framed stair and mezzanine in spaces. Fire sprinkler coverage may need additional heads for proper coverage. Verify exposed wood framing has preservative treatment for installation in building construction type.		126			X	X			Refer to AHJ for review of existing installation of wood framed stairs and mezzanine level. Verify if alteration to space was permitted and inspected by local building official.	No cost			

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UF-101	Arch	Upper Floor	Code Issue	Wired vision glass is installed in various fire extinguisher cabinets and display cases.		126		X			X		Verify wired glass is certified for high hazard installation in corridors and access doors. Remove and replace with certified tempered safety glass approved for in use in respective application.	45sf		\$ 9,636	
UF-102	Arch	484	General	Portions of wood bleachers show signs of wear to wood finish and staining.		127	X					X	Implement program to refinish worn areas of wood bleachers as they become evident.	1200sf			\$ 31,738
UF-103	Arch	280	General	Door along egress corridor does not have closer installed.		127			X	X			Install door closer.	see UF-37	\$ 95,304		
UF-104	Arch	Upper Floor	Paint	Various doors, frames, walls, enclosures, soffits and trim have chipped, gouged, worn and peeling paint.		128	X				X Phased		Implement a program of repainting of painted wall and interior door frame surfaces, including repair of damaged GWB (gypsum wallboard), CMU and vinyl wall base. Repainting program may be divided into primary areas of the building spread over a 5- to 7-year period such that finish surfaces are refreshed every 5 to 7 years.	See UF-1		\$ 241,252	\$ 285,563
UF-105	Arch	Upper Floor	Cleaning	Exterior vestibule doors have heavily soiled at base/kick plate area.		129	X				X		Clean doors.	6 doors		\$ 2,234	

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UF-106	Arch	372	Cleaning	Floor, shelving and counter top are heavily soiled. Disorganized storage.		129	X					X		Space appears to be underutilized and not maintained. Clean and disinfect surfaces to eliminate bacteria growth and potential for pest infestation.	298sf		\$ 1,110	
UF-107	Arch	371	Cleaning	Various wall, ceiling, window and furnishings in cafeteria have food stains and food particles on surfaces.		129	X					X		Clean and disinfect surfaces to eliminate bacteria growth and potential for pest infestation.	5935sf		\$ 22,102	
UF-108	Arch	281	Cleaning	Floor area is heavily soiled.		129	X					X		Clean and disinfect surfaces to eliminate bacteria growth and potential for pest infestation.	203sf		\$ 756	
UF-109	Arch	372	ADA	Sink height at 36" is too height for forward approach per ADAAG and MAAB. Knee clearance space is not in compliance with ADAAG.		130			X	X				Remove and replace sink base with ADAAG compliant knee space for forward approach to sink. Lower portion of counter at sink to 34" A.F.F.	3lf	\$	1,140	
UF-110	Arch	371 321	ADA	Drinking fountain does not have required approach clearance per ADAAG-- installed too close to wall.		130			X	X				Remove and reposition drinking fountain in CMU and brick wall min. 15" from centerline to adjacent wall surface.	2	\$	760	
UF-111	Arch	Upper Floor	ADA	ADA compliant lockers not properly marked. Required percentage of accessible lockers in compliance with ADAAG are not evident.		130			X	X				Apply ADA compliant signage to all accessible lockers. Provide 5% of locker quantity to be accessible per ADAAG.	25 metal lockers.	\$	7,600	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		First Floor															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-112	Arch	429	ADA	Required clearance at emergency eyewash/shower not provided.		130			X	X			Reposition eyewash/shower to provide required approach clearance per ADAAG.	1	\$ 684		
UF-113	Arch	429 422 404 403 428 262 261 324 331 313 309 307 311 302 305 215 216 375 238	ADA	Sink cabinet does not provide ADAAG required knee clearance.		130			X	X			Remove and replace sink base with ADAAG compliant knee space for forward approach to sink. Lower portion of counter at sink to 34" A.F.F.	80lf / 20 sink base cabinets	\$ 41,040		
UF-114	Arch	405 403	ADA	Standard sink installed, but ADA compliant sink not provided in classroom.		130			X	X			Remove and replace sink cabinet with ADAAG compliant sink base or confirm sink is for staff use only.	4lf / 1 cabinet	\$ 2,052		
UF-115	Arch	Boys	ADA	Pipe guards not installed at sink.		130			X	X			Install piping guards at accessible sink at required by ADAAG.	3 sets	\$ 1,140		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		First Floor															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
UF-116	Arch	Courtyard	ADA	Space not accessible per ADAAG.		130			X	X			Confirm if space is utilized by students. If so, measures should be taken to make access to space accessible. No further action required.				
UF-118	Arch	360	ADA	Egress door not accessible: landing height 6", and threshold transition at door is too high.		130			X	X			Install 6' (+/-) long cementitious ramp with required guardrails and handrails for accessible egress. Install accessible ADA compliant door threshold.	6' ramp / 24lf railing / 3lf threshold	\$ 12,768		
UF-119	Arch	329	ADA	Towel dispenser beyond ADA required reach range		130			X	X			Relocated towel dispenser within required reach range at accessible sink.	1	\$ 418		
UF-120	Arch	340	ADA	Utility sink rim too high for compliance with ADAAG.		130			X	X			Remove and lower sink to 34" A.F.F. in compliance with ADAAG.	1	\$ 418		
UF-121	Arch	340 323 324	ADA	Egress door threshold too high at grade.		130			X	X			Install ADA compliant aluminum ramped threshold at exterior egress door. Pemko R1.2F or sim.	3lf	\$ 798		
UF-122	Arch	367	ADA	Egress door threshold too high at grade.		130			X	X			Install ADA compliant aluminum ramped threshold at exterior egress door. Pemko R1.2F or sim.	3lf	\$ 1,596		
UF-123	Arch	300	ADA	Drinking fountain does not have required forward approach knee clearance per ADAAG.		130			X	X			Adjust mounting height of drinking fountain.	1	\$ 532		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL																	
AREA:		First Floor																	
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate				
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.		
UF-124	Arch	209 210 219 218 Men's Women	ADA	Restroom does not have self-closing device.		130			X	X			Install door closer.	5	\$ 418				
UF-125	Arch	252 491	ADA	Sink cabinet does not provide ADAAG required knee clearance.		130			X	X			Remove and replace sink base with ADAAG compliant knee space for forward approach to sink. Lower portion of counter at sink to 34" A.F.F.	4lf / 1 cabinet	\$ 2,052				
UF-126	Arch	449	ADA	ADA compliant stall door does not self close.		130			X	X			Install self closing hinges on stall doors.	2	\$ 3,040				
UF-127	Arch	494 495	ADA	Ramped shower stalled does not meet ADAAG clearance requirements.		130			X	X			Remove and install 36x36 shower.	2	\$ 15,200				
UF-128	Arch	447	ADA	Door width to single use shower/restroom only 28" clear. Shower only 34x35.		130			X	X			Per ADAAG, shower itself does not necessarily have to be accessible since it is accessed from a private office, however the door must meet the clear width requirements of ADAAG 2010, 404.	1 (36" door) - 1lf of CMU and steel intel header	\$ 9,880				
																	1 yr.	5 yr.	10 yr.
																	\$ 565,463	\$ 5,424,247	\$ 4,726,779
															Architectural Building Cost Total				

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL															
AREA:		Second Floor															
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.
TF-1	Arch	Top Floor	Walls	Surface abrasions and scuffs on wall finishes.			X					X Phased	Implement a program of repainting CMU, and other painted wall surfaces. Repainting program may be divided into primary areas of the building spread over a 5- to 7-year period such that finish surfaces are refreshed every 5 to 7 years.	2701.38sf (2/3 of overall area)		\$ 10,059	\$ 11,906
TF-2	Arch	461 464	Flooring	VCT Floor tile is stained and missing in some areas. Floor tile grout and tile missing in some areas.		108	X				X		Replace missing tile and clean floor.	682sf (1/6of floor area)		\$ 13,016	
TF-3	Arch	Boys Locker Room	Window	Hopper window assembly does not appear to be fully set into masonry opening. Large gap between wall and frame assembly.		109		X			X		Evaluate attachment and weather tightness of window assemblies. Fill gaps with low expansion foam or low modulus sealant and backer rod to minimize air and vapor leakage.	5 double window hopper units/ 70lf of sealant		\$ 39,456	
TF-4	Arch	Boys Locker Room 462	Code Issue	Wire glass is installed in high hazard areas--at door swings, and in access door assemblies.		110			X	X			Verify is installed wired glass is rated for impact resistance in accordance with building code. Replace glass with tempered safety glass as needed if deemed non-compliant.	15sf	\$ 3,212		
TF-5	Arch	463	ADA	Door width to single use shower/restroom only 28" clear. Shower only 34x35.		112			X	X			Per ADAAG, shower itself does not necessarily have to be accessible since it is accessed from a private office, however the door must meet the clear width requirements of ADAAG 2010, 404.	1 (36" door) - 1lf of CMU and steel lintel header	\$ 9,880		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL																
AREA:		Second Floor																
Issue #	Discipline	Loc	System	Description	Photo #	PlanGrid Report #	Priority			Service Life			Commentary	Quantity	Cost Estimate			
							Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr.	5 yr.	10 yr.	
TF-6		Boys Locker Room	ADA	Designated accessible shower appears too small for compliance with ADAAG. 33x33 clearance only.		112			X	X				Remove and install shower assembly with required 36"x36" clear space in shower, per ADAAG.	1 (36x36 tiled shower)	\$ 7,600		
															1 yr.	5 yr.	10 yr.	
															\$ 20,692	\$ 62,531	\$ 11,906	

Condition Assessment Matrix

BUILDING:				OAK MIDDLE SCHOOL												
AREA:				Building Envelope												
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
E1	Envelope	Typical	Walls	Failed sealants at wall transitions, penetrations, and window perimeters			X		X			Replace failed sealants; plan for regular sealant maintenance including replacement approximately every 5-10 years.	100% = ± 7,500 l.f.	\$285,000		
E2	Envelope	West Elevation	Roof	Staining from an active leak at steel canopy			X		X			Investigate cause of water infiltration and fix to inhibit further damage.	1 location	\$7,600		
E3	Envelope	Typical	Walls	Spalled brick masonry				X			X	Monitor for accelerated deterioration.	5% = ± 2,800 s.f.			\$11,020
E4	Envelope	Typical	Walls	Cracked brick masonry			X			X		Investigate cracked masonry to determine the cause of cracking. Repair cracks by routing and sealing (moving cracks) or pointing (static cracks).	10% = ± 5,600 s.f.		\$469,224	
E5	Envelope	Typical	Walls	Corroded lintels and displaced masonry above lintels				X	X			Corroded lintels expand, causing the surrounding brick to crack. The deteriorated masonry and continued lintel corrosion present a falling hazard. Replace corroded lintels with new galvanized lintels and repair surrounding brick masonry.	25% = ± 450 l.f.	\$95,760		

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL														
AREA:		Building Envelope														
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
E6	Envelope	Typical	Walls	Staining on brick masonry		X					X	Investigate to determine source of staining, address source and clean masonry.	25% = ± 14,000 s.f.			\$72,732
E7	Envelope	Typical	Windows	Peeling paint and corrosion at window and door frames					X			Scrape and paint areas of peeling paint	10 locations	7600		
E8	Envelope	South & East Elevations	Walls	Areas of bulged brick masonry			X		X		X	Perform arms-length inspection of masonry to confirm masonry is stable (2017). If stable, monitor for changes. If evidence of instability, secure masonry veneer to backup structure with restoration anchors.	250 s.f.	9500		13775
E9	Envelope	Various	Walls	Peeling paint and deteriorated wood trim				X	X			Replace rotted and otherwise damaged wood trim. Scrape and paint areas of peeling paint.	Damaged trim: 50 l.f. Peeling paint: 150 s.f.	3420		
E10	Envelope	East Elevation	Walls	Isolated damage to metal wall panels.		X					X	Likely an aesthetic issue (if weather resistive barrier, WRB, is present behind metal panels). Replace panels if desired for improved appearance, or if no WRB is present behind (higher priority in such case).	5 locations			27550

Condition Assessment Matrix

BUILDING:				OAK MIDDLE SCHOOL												
AREA:				Building Envelope												
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
E11	Envelope	North Elevation	Doors	Broken glass at overhead doors				X	X			Reglaze broken windows.	2 locations	1520		
E12	Envelope	Typical	Walls	Cracked and spalled concrete			X		X			Repair cracked and spalled concrete.	50% = ± 2,500 s.f.	\$114,000		
E13	Envelope	Typical	Walls	Deteriorated mortar joints			X			X	X	Rout and point mortar joints. Assume 5% pointing within 3-5 years. Assume 100% pointing after 2026.	5% = ± 2,800 s.f. 100% = ± 56,000 s.f.	\$156,408	\$3,517,584	
E14	Envelope	West & East Elevation s; Courtyard	Walls/ Windows	Displaced and damaged sill trim/flashing; vegetation under flashing				X	X			Adjust sill flashing, if possible. Replace displaced and damaged sections.	3 location	4560		
E15	Envelope	Typical	Roof	Lightning protection cables are frayed				X	X			Consult with lightning protection specialist to inspect system regularly and make appropriate repairs.				
E16	Envelope	East Elevation	Roof	Exposed wood roof edge blocking				X	X			Provide self adhering membrane and sheemetal to protect wood blocking	5 lf	2128		
E17	Envelope	Typical	Roof	Isolated open EPDM seams and unadhered patches				X	X	X		Provide EPDM patches at split seams. Replace unadhered patches with new EPDM patches. Plan to replace roof in approximately XX years.	Repair = ± 7,500 Replace = ± 145,000 s.f.	\$513,000	\$5,399,800	

Condition Assessment Matrix

BUILDING:		OAK MIDDLE SCHOOL														
AREA:		Building Envelope														
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
E18	Envelope		Roof	Isolated areas of unsupported EPDM roofing membrane over uneven substrate.				X	X			Cut out and replace unsupported areas. Replace or refasten substrate materials as required to provide consistent substrate for roofing membrane.	500 s.f.	\$15,200		
E19	Envelope		Roof	Damaged roof edge metal coping		X					X	Replace damaged section	5 locations			27550
E20	Envelope	Typical	Roof	EPDM membrane extends too far into drain bowl		X			X			Cut back EPDM such that it extends only slightly into drain bowl.	20 locations	15200		
E21	Envelope		Roof	Blisters at EPDM roof patches			X			X		Cut and flatten blisters. Provide new EPDM patches.	20 s.f.		1117.2	
E22			Roof						X			inner courtyard roof guardrail	400	182400		
														1 yr	5 yr	10 yr
												Architectural Building Cost Total		\$1,074,488	\$6,026,549	\$3,670,211

Condition Assessment Matrix

BUILDING:				Oak Middle School													
AREA:				INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS													
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate			
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr	
S-1	Struct	Throughout exterior and within courtyard	Exterior brickwork	Mortar joint in brickwork having undergone varyin+E5:E15g degrees of surface erosion due to weathering		X						X	Spot cutting and pointing of mortar joints.	200 SF			\$ 13,224
S-2	Struct	Outside rooms #113 (west side), 201, 285, 305, 323, 338, 352, 367, 324, 427, 429, 498, Stair No. 3	Exterior brickwork	Mortar joint in brickwork having undergone concentration of surface erosion due to weathering		X						X	Full cutting and pointing within specific area.	150 SF			\$ 9,918
S-3	Struct	Throughout exterior and courtyard	Exterior foundation	Repetitive thin vertical shrinkage cracks in exposed concrete foundation		X						X	No Work	N/A			
S-4	Struct	Throughout exterior and courtyard	Exterior brickwork	Accumulated horizontal moisture growth lengthening brick wall.		X						X	Must cut full brick thickness expansion joints in wall.	40 LF			\$ 8,816
S-5	Struct	Outside rooms #423, 429	Exterior brickwork	Partial thickness sawcut expansion joints causing bricks to buckle and spall.		X						X	Must cut to full brick thickness expansion joints in wall.	20 LF			\$ 4,408
S-6	Struct	Throughout exterior	Exterior brickwork and foundation	Crack between brickwork and foundation, brickwork bowing outward in some areas.		X						X	Rebuild cracked and displaced brickwork.	200 SF			\$ 17,632
S-7	Struct	Corners of building outside rooms #112, 113, 164, 165	Exterior brickwork	Vertical cracks where brickwork right angle corners being bent into accute due to combined horizontal moisture growth in intersecting walls.		X					X		Must cut to full brick thickness expansion joints in wall and repair cracks in brickwork.	40 LF		\$ 7,448	
S-8	Struct	Corners of building outside rooms #112, 113, 164, 165, 492, 499	Concrete foundation	Outside corners of foundation split off due to dragging effect of expanding brickwork.		X						X	Patch damaged concrete foudation.	30 SF			\$ 1,984

Condition Assessment Matrix

BUILDING:				Oak Middle School												
AREA:				INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS												
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
S-9	Struct	Outside rooms #310, 322, 499	Exterior brickwork	Outside corners or edges of brick walls chipped or spalled.		X					X	Need to replace damaged bricks.	20 SF			\$ 2,865
S-10	Struct	Outside rooms #250, 422, 423, 426, 427, 429	Exterior brickwork	Horizontal cracks in brickwork due to rusting wire joint reinforcing or ties.		X					X	Must rebuild portions of walls.	40 LF			\$ 5,730
S-11	Struct	Outside rooms #112, 241, 268, 271, 338, 371, 499	Exterior brickwork	Vertical or diagonal cracks in flat brickwork.		X					X	Need to replace damaged bricks and re-tooth cracks.	50 LF			\$ 7,163
S-12	Struct	Second floor wall spandrels at rooms #241, 268, 269	Brick-supporting structural frame	Vertical deviations along relieving shelves at column lines suggestive of excessive deflection in supporting spandrel beams or connections.			X			X		Expose and repair steel frame and rebuild displaced brickwork.	50 SF		\$ 6,052	
S-13	Struct	Over First Floor window and vent openings at rooms #106, 107, 108, 109, 110, 111, 113, 126, 128, 135, 136, 144, 159, 160, 161, 164, 165, 737, B&G Restrooms	Loose lintels	Loose lintels moderately rusting, will eventually worsen even with painting.			X			X		Replace rusted loose lintels with new galvanized .	60 loc'n		\$ 139,650	
S-14	Struct	Over First Floor window and vent openings at rooms #105, 111, 112, 161, 162, 328	Loose lintels	Loose lintels rusting, expanding and jacking masonry. Must replace with galvanized steel.				X		X		Must replace rusted loose lintels with new galvanized steel.	18 loc'n		\$ 41,895	

Condition Assessment Matrix

BUILDING:		Oak Middle School														
AREA:		INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS														
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
S-15	Struct	Over First Floor window and vent openings at rooms #105, 106, 107, 108, 109, 110, 111, 112, 113, 128, 161, 165, 328, B&G Restrooms	Lintel supported brickwork	Brickwork cracked, jacked and/or bulged at many rusting lintels and must be replaced.			X			X		Replace rusted loose lintels with new galvanized .	45 loc'n		\$ 104,738	
S-16	Struct	Over Second Floor window and vent openings at rooms #204, 234, 235, 236, 240, 241, 251, 262, 266, 267, 268, 311, 322, 323, 324, 361, 364, 366, 372, 433, 482, 485, 489, 499, B&G Restrooms	Loose lintels	Loose lintels moderately rusting, will eventually worsen even with painting.		X				X		Replace rusted loose lintels with new galvanized .	78 loc'n		\$ 181,545	
S-17	Struct	Over Second Floor window and vent openings at rooms #236, 237, 238, 239, 240, 269, 271, 302, 307, 309, 324, 351	Loose lintels	Loose lintels rusting, expanding and jacking masonry. Must replace with galvanized steel.				X		X		Must replace rusted loose lintels with new galvanized steel.	36 loc'n		\$ 83,790	

Condition Assessment Matrix

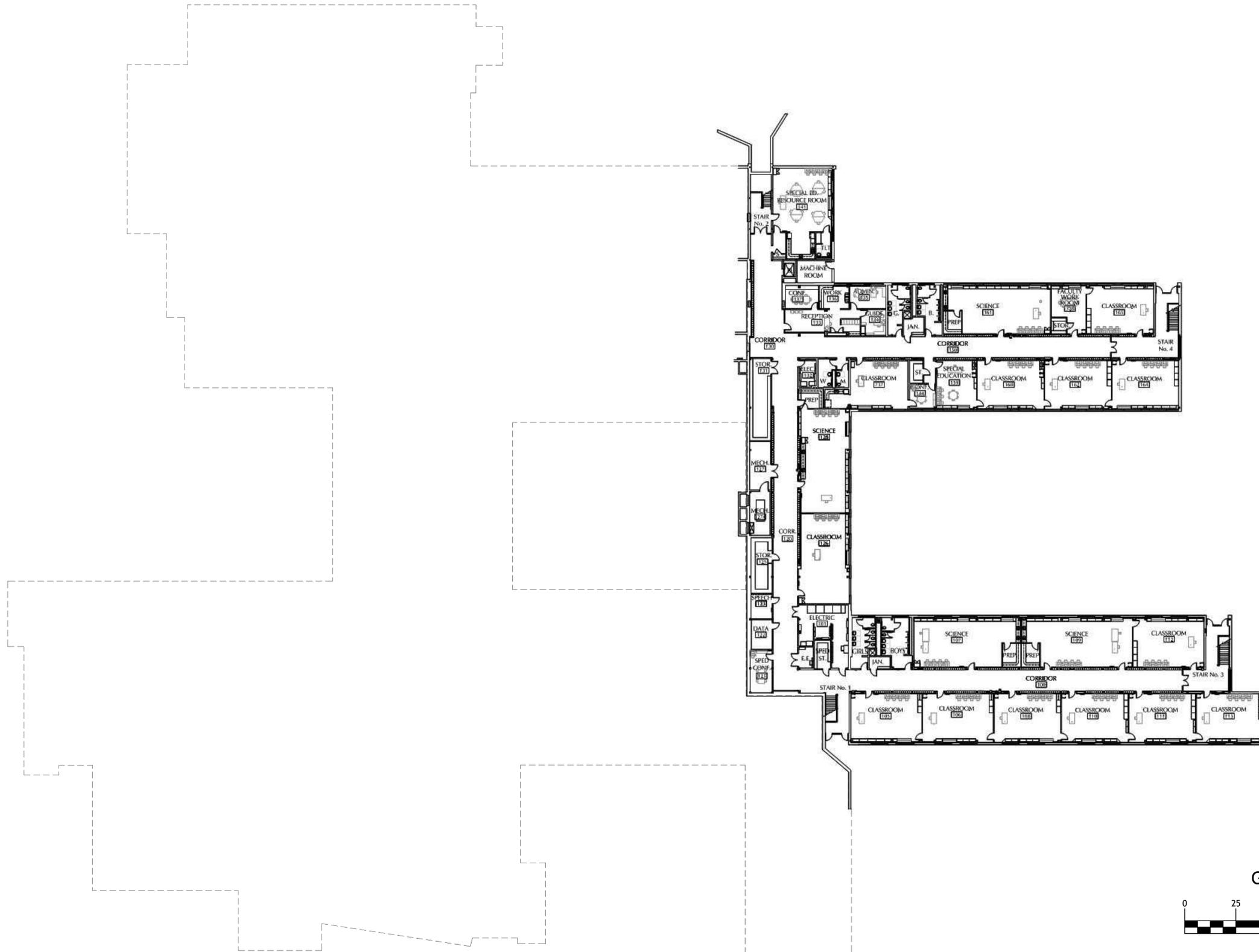
BUILDING:				Oak Middle School													
AREA:				INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS													
Issue #	Discipline	Loc	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate			
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr	
S-18	Struct	Over Second Floor window and vent openings at rooms #204, 234, 235, 236, 237, 238, 239, 240, 241, 251, 262, 266, 267, 268, 269, 271, 302, 307, 308, 309, 310, 311, 322, 324, 351, 361, 364, 366, 482, 485, 489, 499, B&G Restrooms	Lintel supported brickwork	Brickwork cracked, jacked and/or bulged at many rusting lintels and must be replaced.				X			X		Must replace rusted loose lintels with new galvanized steel.	102 loc'n			
S-19	Struct	Front canopy east end	Structural steel	Rusting seams and welds		X						X	Repair	1 loc'n		\$ 2,328	
S-20	Struct	Front canopy	Structural steel	Water streaking over steel members from above		X						X	No Work	N/A			
S-21	Struct	Interior walls in corridors #100, 150, 230, 490, Stair No. 3	Interior masonry	Cracks or displacements in walls due to floor deflections or building movements in need investigation and repair		X					X		Investigate movement	-		\$ 8,379	
															1 yr	5 yr	10 yr
														Structural Building Cost Total	\$ -	\$ 575,824	\$ 71,740

Condition Assessment Matrix

BUILDING:				OAK MIDDLE SCHOOL												
AREA: 169,400 sf																
Issue #	Discipline	Location	System	Description	Photo #	Priority			Service Life			Commentary	Quantity	Cost Estimate		
						Low	Med	High	2017	2018 to 2021	2022 to 2026			1 yr	5 yr	10 yr
EL1	Electrical	Throughout	Lighting	Provide all new LED lighting throughout the school	OMS E1	X					X	See Electrical Narrative	169,400			\$4,853,649
EL2	Electrical	GYM	Lighting	Provide new T5 high output 6-lamp fluorescent pendant mounted fixtures		X					X	See Electrical Narrative	42			\$37,027
EL3	Electrical	Site	Lighting	Provide new LED pole mounted and building mounted fixtures		X					X	See Electrical Narrative	2 pole mounted and 10 building mounted			\$31,958
EL4	Electrical	Roof	Lightning	Repair Lightning protection system	OMS E2		X			X		See Electrical Narrative	40 brackets, 50 Air Terminals, 50 feet of cable		\$18,620	
H1	HVAC	Mech Room	Heating	Install VFD's on Hot Water Pumps		X				X		See HVAC Narrative	2		\$27,930	
H2	HVAC	exterior	Fuel Oil	Remove existing 10,000 Gallon underground Fuel Oil storage Tank			X			X		See HVAC Narrative	1		\$93,100	
H3	HVAC	Mech Room	Fuel Oil	Remove existing Fuel Oil pumps	OMS M1		X			X		See HVAC Narrative	1		\$4,655	
H4	HVAC	Rooftop	HVAC	Clean coils and vacuum RTU's		X					X	See HVAC Narrative	14			\$77,140
H5	HVAC	Rooftop	HVAC	Repair/Replace insulation on ACCU-2	OMS M2			X	X			See HVAC Narrative	150 Linear Feet			\$8,265



Project North



GRAPHIC SCALE



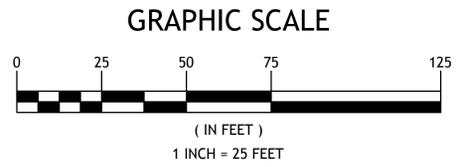
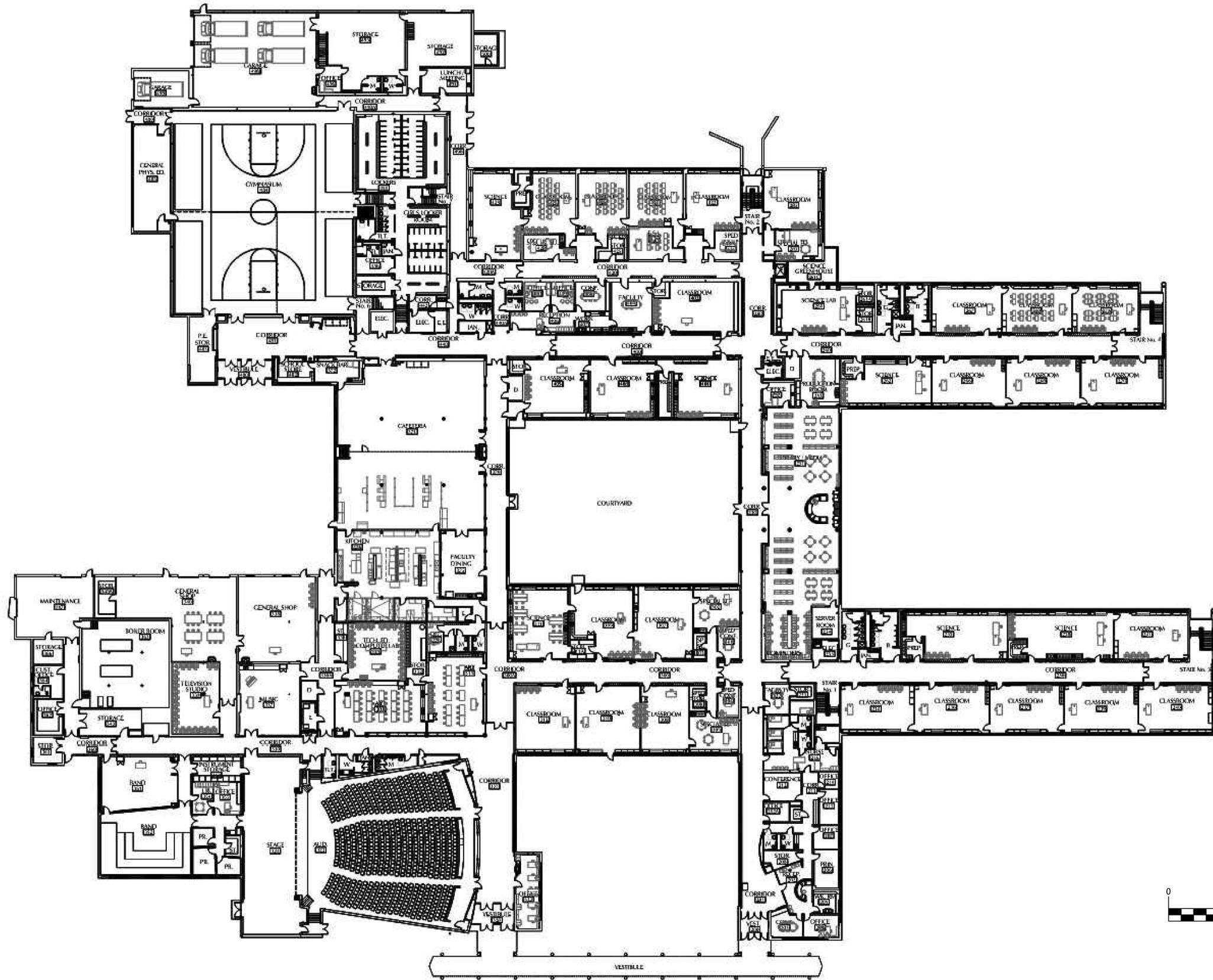
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Project North



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Project North

