

TOWN OF SHREWSBURY

FACILITIES CONDITION ASSESSMENT OF
TOWN BUILDINGS

FINAL REPORT

June 01, 2016

SPRING
STREET
SCHOOL

Shrewsbury Spring Street 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, Waterman Design Associates presents a summary of observations regarding the condition of the Spring Street 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 Spring Street 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

General Site Conditions:

1. Observations:

- i. The Spring Street Elementary School located on Spring Street adjacent to single-family residences to the south and west and undeveloped woodlands to the north and east with single-family residential neighborhoods beyond. 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 southwest. The site contains the school buildings, along with the associated vehicular and pedestrian circulation systems and a play area.

Vehicular Entrances and Circulation:

B.

1. Observations:

- i. There is one main vehicular access and egress route along Spring Street. Bus drop off occurs along the western side of the school at the main entrance. Buses enter from Spring Street, release students at the front entrance, follow the one-way loop and exit back onto Spring Street. Parents dropping of students enter from Spring Street, make a right turn into the parking area, release the students at the sidewalk, where the students then walk to the main entrance of the school, and exit in the same fashion. The one-way circulation route attempts to minimize traffic conflicts by keeping bus and car drop-off locations separated. Bus pick-up follows the same routine. Parents picking up their children follow the same route as pick-up, retrieve their children from the southernmost exit of the school.

2. Commentary:

- i. The pavement condition of the vehicular entrances and interior circulation system ranges from fair to poor throughout the site.

3. Recommendation:

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



SSS E1



SSS E2

Parking Location, Arrangement, and Quantity:

C.

1. Observations:

- i. Existing parking for faculty and staff is located adjacent to the south side of the building. Visitor parking is located directly in front of the main entrance of the school, along with two (2) accessible spaces, and a space reserved for the school nurse. There exist approximately 39 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 on both sides of the access drive.

2. Commentary:

- i. None of the accessible parking spaces 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 fair to poor throughout the site, with little evidence of recent repairs.
- iii. Confirm existing parking quantity is adequate for normal school hours, as well as after school functions.

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.



SSS E3



SSS E4

Pedestrian Circulation:

D.

1. Observations:

- i. A paved bituminous sidewalk runs along the entirety of the west side of the access drive to the school property. There is a crosswalk adjacent to the school leading students to internal bituminous sidewalks that lead to the Main building entrances. The primary walk to the main entrance is constructed of Portland cement concrete. The south exit of the school has a bituminous concrete walk leading from the exit door directly into the parking area with a painted square prohibiting vehicles from blocking the walking path. The west side of the school has a walkway leading from an asphalt free play area, down to the playground area.

There is also a steep bituminous walkway leading from the free play area down to a natural turf field. There are two pedestrian paths connecting the school grounds with adjacent neighborhoods to the north, Lantern Lane and Laurel Ridge Lane.

2. Commentary:

- i. All bituminous walkways on site should be characterized as fair to poor condition.
- ii. All Portland cement concrete walks should be characterized in fair condition.
- iii. The bituminous walkway leading from the free play area down to a natural turf field does not appear to comply with current MAAB standards

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.



SSS E5



SSS E6

Pedestrian Accessibility and MAAB Compliance:

E.

1. Observations:

- i. A total of two (2) accessible parking spaces were identified within the property directly adjacent to the main entrance of the building. The route down to the athletic area that the school uses for physical education classes does not appear to comply with MAAB standards, and there is no apparent alternative route.

2. Commentary:

- i. The accessible parking spaces do not appear to comply with current MAAB standards.
- ii. All of the accessible curb cut ramps are in poor condition and are not in compliance with current MAAB standards.

3. Recommendation:

- i. Implement a program to bring accessible parking spaces throughout the site into compliance with current MAAB standards.
- ii. Implement a program to bring accessible pedestrian routes 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 south side of the building. The loading dock services a bay door and is in fair condition. Its overall size appears adequate for large deliveries. There is a service bay door at grade located directly adjacent to the loading dock, and appears sufficient for the maintenance department’s needs.

2. Commentary:

- i. Confirm that loading area meets current needs of the building.

3. Recommendations:



SSS E7

- i. Maintain condition of loading area.

Courtyards and Other Exterior Student Congregation Areas:

G.

1. Observations:

- i. There exists one asphalt free play area, located at the south of the building, and a second asphalt play area is located directly adjacent to the playground. The playground is surfaced with natural bark mulch surfacing.

2. Commentary:

- i. The concrete pavement and furnishings in both courtyards are in good to fair condition.
- ii. The natural bark mulch surfacing of the playground does not appear to meet fall zone drop height requirements.

3. Recommendation:

- i. Implement a program of replacing damaged or worn pavement throughout the site.
- ii. Replace the existing bark mulch surfacing at the play area with a compliant surface that meets current fall zone height requirements.

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. No other site lighting exists on premises.

2. Commentary:

- i. Exterior lighting does not sufficiently illuminate the site and building entrances in order to meet minimum safety requirements.

3. Recommendations:

- i. Implement a program to bring the site lighting to meet current minimum safety requirements.

Site Furnishings:

I.

1. Observations:

- i. Few site furnishings exist within the vicinity of the school building. There is a flagpole located adjacent to the main building entrance. The flagpole is set within a garden in the lawn area. It has a brick walkway leading to it. There is a small building identification sign at the head of the access drive and the egress drive on Spring Street. There are two (2) bicycle racks located near the north building entrance. Trash receptacles are located only at the playground area.

2. Commentary:

- i. The flagpole does not appear to have an MAAB compliant accessible route.
- ii. The bike racks appear to be accessible and are in fair condition.
- iii. The trash receptacles appear to be accessible and are in fair condition.
- iv. No benches or tables were observed around the perimeter of the building.

3. Recommendations:

- i. Construct an MAAB compliant accessible route to the flagpole.
- ii. Maintain condition of the bike racks and trash receptacles.
- iii. Install site furnishing as necessary throughout the site to better develop exterior congregation areas.



SSS E8



SSS E9

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.

2. Commentary:

- i. The condition of the site vegetation ranges from good (deciduous and evergreen trees) to fair (shrub plantings).

3. Recommendations:

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

*SSS E10*

Facilities Condition Assessment

Building Summary

Spring Street Elementary School

Address: 123 Spring Street, Shrewsbury, MA 01545
 Constructed: 1965
 Additions: 1995 & 2000 (6 Modular Classrooms)
 Renovations:
 2015 Assessed Value: \$4,813,200
 (Building Only)

Building Characteristics

Gross Floor Area:
 First Floor: 21,817 gsf (Original Bldg)
 7,140 gsf (Modular Wing)
 Second Floor: 10,862 gsf
 Total Building Area: 39,819 gsf

780 CMR Mass. Building Code:

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

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

Exterior Wall Assembly: Brick masonry veneer / Stucco at Masonry openings / Faux Brick PVC Cladding at modular classrooms
 Windows: Aluminum insulating (operable); Aluminum Curtain Wall
 Roofing: Black Flat Membrane (modular classrooms) / White Flat Membrane (Main Building)

HVAC: *(see MEP/FP Section for more detailed information)*
 Heating Fuel: Natural gas

Fire Protection: 0% automatic sprinkler system



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 Sprint Street Elementary 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 Spring Street Elementary School:

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 Spring Street Elementary School is a two-level building which contains two distinct levels: First Floor, and Second Floor. The main public entrance is located on the west side of the building and accesses directly to the First Floor which houses Grade 1, 2 and kindergarten classrooms, media center and access to the modular classrooms and specialized education spaces through the main corridor. The administration offices, cafetorium, kitchen and gymnasium are accessed down a short flight of stairs, or elevator, off the south side of the main lobby. The lower Southeast portion of the first floor houses the custodial equipment storage and workshop along with the kitchen, loading dock and addition offices. There does not appear to be a basement level. The Second Floor houses

Facilities Condition Assessment

additional classroom spaces, book room and toilet rooms and is accessed by either the two stair halls off the main corridor or by the elevator on the South end of the main entrance lobby.

Originally constructed in 1965, Spring Street Elementary School has been in service for 60 years and is reasonably well maintained. Additions were completed in 1995 and 2000 to include 6 modular classrooms to the Northeast side of the building. Aside from minor finish replacements, elevator addition and exterior window replacement, the building interior architecture appears mostly original. As an elementary school with over 353 students—Kindergarten thru 4th grade-- as well as approximately 30 faculty and facility personnel, the school building is heavily used for 10 months of the year. The areas of the building most used by the student body—classrooms, restrooms, and cafetorium/gymnasium—show more wear and tear than the administration areas of the building.

In general, the interior of the building appears to be functioning as intended with reasonable wear and tear of finishes appropriate to the age of the building and the type (elementary age) and number of occupants. However, due to the age of some of the finishes and furnishings, the wear and tear is more severe than observed at other, more newly renovated schools in the town inventory. Specifically, the wood doors, classroom casework and associated hardware are extremely worn and are generally out of compliance with current accessibility requirements. Secondly, the restroom fixtures, stalls and access appear not to be in compliance with current accessibility standards. Lastly, there are some life safety related deficiencies such as blocked access to egress of electrical room, lack of fire-separation at some critical spaces, and deteriorated exterior wood egress stairs. 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 Spring Street Elementary School addition was issued after February 28, 1997 (*effective date of 780 CMR 6th Edition*), and therefore, portions of 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 these conditions may have been 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/ 5 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.

Facilities Condition Assessment

Methodology:

During the summer and fall of 2015, GRLA visited the Spring Street Elementary 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 older town-owned school buildings, a full structural assessment of the Spring Street Elementary School was required and includes 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 flash drive 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 Spring Street Elementary 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, frames and associated hardware
- Deficiencies regarding conformance to requirements for handicap accessibility
- Deficiencies regarding age and operation of classroom casework
- Deficiencies regarding fire separation of various spaces
- Deficiencies regarding egress from various spaces

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 Spring Street 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 Spring Street School on August 27, 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 (no access to addition roof). GRLA also made observations of representative interior areas.

ROOFS

1. Observations:

- i. The Spring Street School has a low slope roof with adhered EPDM membrane over mechanically attached insulation.
- ii. EPDM strip flashing at the roof edge is blistered.
- iii. Damaged counterflashing, open EPDM seams, and crazed sealant in isolated locations
- iv. EPDM membrane extends too far into drain bowl.
- v. The inner court is not protected by a guardrail at the roof, as required by current code.

2. Commentary:

- i. Blistered EPDM can lead to open seams and/or punctures in the roof membrane.
- ii. Isolated damage (e.g. open seams and gaps in flashing materials) may present a leakage risk in the short term.

3. Recommendations:

- i. Repair isolated damage as soon as possible.
- ii. Cut and flatten blisters. Provide EPDM patches.
- iii. Cut back EPDM such that it extends only slightly into drain bowl
- iv. Consult with authority having jurisdiction regarding requirements for roof level guardrail at inner court.

EXTERIOR WALLS

1. Observations:

- i. The exterior walls are brick veneer walls with stucco panels at tops of walls. There are also “temporary” additions with wood and PVC claddings.
- ii. Sealants at wall transitions, penetrations, stucco panel joints, and expansion joints are failed in isolated locations.
- iii. Isolated mortar joints are deteriorated.
- iv. Isolated areas of masonry are cracked and displaced.
- v. There is efflorescence and staining in many locations.
- vi. Stucco, wood, and PVC claddings are damaged and deteriorated in many locations. Wood battens are loose.
- vii. The east elevation wood entrance stairs, railing, and platform are unstable.

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. Damaged and deteriorated claddings may present a leakage risk in the short term.
- iv. Loose battens are a falling hazard.
- v. Unstable wood entrance assembly is a safety hazard.

3. Recommendations:

- i. Replace failed sealants; plan ongoing replacement approximately every 5-10 years.
- ii. Rout and point deteriorated mortar joints.
- iii. Investigate cracked and displaced masonry to determine the cause of cracking and movement. Remove any loose masonry as an interim measure. Repair cracks by routing and sealing (moving cracks) or pointing (static cracks).
- iv. Investigate to determine the source of staining, address the source, and clean the masonry.

- v. Repair and replace damaged stucco, wood, and PVC claddings. Plan for periodic replacement of damaged sections, particularly in areas clad with PVC.
- vi. Repair wood entrance stairs, railing, and platform immediately.
- vii. Repair loose battens immediately.

WINDOWS

1. Observations:

- i. Windows are predominantly fixed aluminum window walls, with some operable sashes.
- ii. Sealants at window perimeters are failed in isolated locations.
- iii. Some windows have loose latch hardware (refer to GRLA Architectural Conditions Assessment Matrix for additional details).

2. Commentary:

- i. Sealants require frequent replacement and should be considered an ongoing maintenance item.
- ii. Loose latch hardware may prevent windows from adequately sealing when closed.

3. Recommendations:

- i. Replace failed sealants; plan ongoing replacement approximately every 5-10 years.
- ii. Repair deteriorated window hardware (refer to GRLA Architectural Conditions Assessment Matrix for additional details).

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

Structural

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 Spring Street 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. Spring Street School is a steel and masonry building with an exterior of brick panels and parging above and below the aluminum windows

2. Commentary:

- i. The shifted and cracked brickwork is caused by rusting steel lintels.
- ii. The parging is damaged. (See Photo 1)

3. Recommendations:

- i. Replace all rusting embedded steel lintels.
- ii. Repair damaged parging.

INTERIOR STRUCTURE

4. Observations:

- i. The main structure is constructed of steel columns with concrete masonry walls and a concrete floor system.

5. Commentary:

- i. Open interior joints at intersecting walls. (See Photo 4)
- ii. Cracks in interior masonry walls at steel columns

6. Recommendation:

- i. The open joints should be pointed and monitored for new cracking.
- ii. The steel columns should be exposed for review, repaired as needed and the masonry rebuilt.

Facilities Condition Assessment Narrative

Overview:

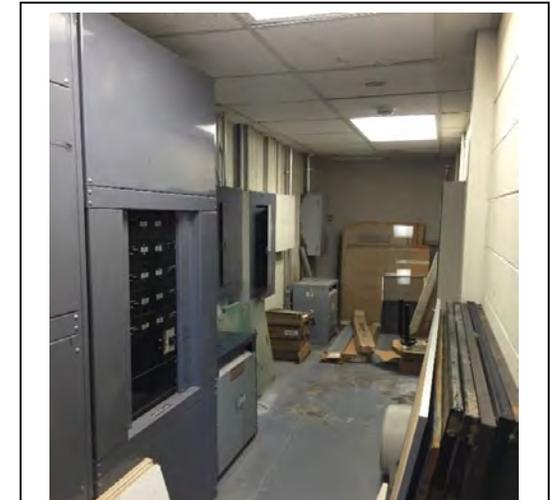
In this section of the Facilities Condition Assessment Report, Weston & Sampson presents a summary of observations regarding the condition of Spring Street School site, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories”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

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

Electrical

1. Observations:

- i. Main service is 1000A at 480/277V, 3-phase, 4-wire



SSS E3 Main Electric Service Switchboard

- ii. Lighting is fluorescent throughout the school



SSS E2 Recessed Parabolic Fluorescent Lighting

- iii. Lighting controls is via wall mounted switches.



- iv. Emergency lighting is from battery pack units and remote heads.



- v. Fire alarm is a 4100 Simplex addressable system



2. Commentary:

i. Main Electrical Service

The building is served by a single electrical service rated 400 amperes, 208Y/120volts, 3-phase, 4-wire and is located in the main electrical room. The service equipment consists of utility company pad mounted transformer and an underground feed to utility metering equipment and a 1000amp main circuit breaker switchboard. All electrical distribution equipment is manufactured by Square D. The main switchboard feeds additional 277/480V panelboards located throughout the facility as well as one 30KVA and one 45KVA transformer located in the main electrical room. The main switchboard also feeds a 150KVA transformer that feeds a 300amp, 120/208volts, 3-phase, 4-wire panelboard used to power the mobile classrooms. The 30KVA transformer feeds an additional 120/208V panelboard located in the main electric room. The predominance of the main distribution equipment is original to the school and in fair condition.

ii. Lighting

The lighting throughout the facility consists of surface mounted 2 lamp wraparound fluorescent T8 32w fixtures and 2' x 4', 3-lamp fluorescent acrylic lens troffers within the classrooms. The lighting in all new mobile classrooms consists of 2'x4', 3-lamp fluorescent parabolic fixtures. The lighting within the corridors consists of 2'x4', 3-lamp lamp fluorescent acrylic lens troffers. All lighting within offices consists of 2' x 4', 3-lamp fluorescent acrylic lens troffers. Lighting within the Café consists of 2x4 recessed 3-lamp 32w T8 lensed fixtures. All lighting throughout the facility is controlled with manual wall switches. The lighting throughout the facility appears to be in fair condition and the light levels appear to be within recommended levels.

Gym lighting consists of (9) pendant mounted HID fixtures.

Emergency lighting is provided via wall mounted battery pack units and remote heads. The battery pack units appear to be in good condition.

Battery powered exit lighting is installed throughout the facility, and is in good condition. Some exit signs are a combination of exit/remote heads for emergency lighting.

iii. Fire Alarm

The fire alarm system is a 4100 series simplex system. There are manual fire alarm pull stations, horn strobes located throughout the building. Heat and smoke detectors are present throughout the facility. The fire alarm system horn strobes, manual pull stations, heat and smoke detectors appear appropriately located and to be in good condition.

iv. Clock System

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

v. Paging System

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

vi. Security System

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

3. Recommendations:

- i. Replace all fluorescent fixtures with new LED light fixtures for energy savings
- ii. Replace all gym HID fixtures with new T5 6-lamp pendant mounted fluorescent fixtures.
- iii. Replace all existing manual lighting controls with new automatic lighting controls to meet current energy codes
- iv. Replace all power distribution equipment including the 1000A main circuit breaker, 1000A main switchboard, 150KVA transformer, 30KVA transformer and all panelboards located throughout the school. There are approximately 8 panels located throughout the school.

HVAC

1. Observations:

- i. Heating for this building is all electric resistance heating.
- ii. Heating by electric finned tube radiation, electric unit ventilators and electric unit heaters
- iii. Classroom/Trailer addition has electric heating and cooling
- iv. Ductless split system serving the media center and the front office

• Commentary:

- i. The majority of the HVAC equipment is from the original construction in 1966.

• Recommendations:

- i. New HVAC system is being currently designed and we have no recommendations.

Facilities Condition Assessment Narrative

Plumbing**1. Observations:**

i. Fixtures:

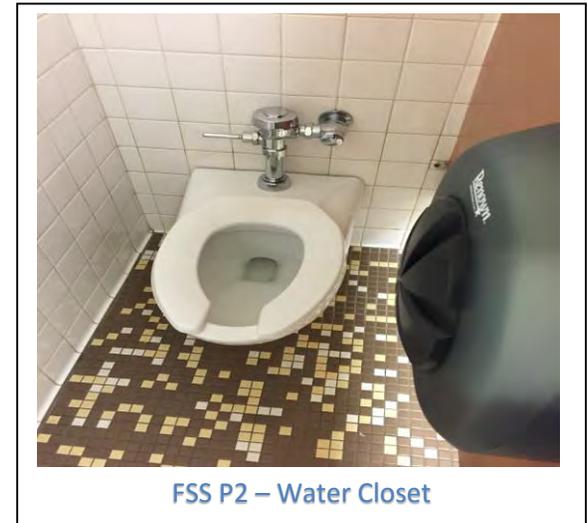
- Water closets are wall mounted vitreous china and have manual flush valves.
- Urinals are wall mounted vitreous china and manual flush valves.
- Lavatories are wall hung vitreous china and dual handle faucets.
- Drinking fountains are wall mounted stainless steel units.

2. Commentary:

- The majority of the plumbing fixtures are from the original 1966 and appear to be in fair condition.

3. Recommendations:

- Replace existing water closets flush valves with automatic flush valves.



Facilities Condition Assessment Narrative

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

with automatic faucets



SSS P1 – Lavatory

Fire Protection

A.

1. Observations:

- i. Building is not sprinkled.

2. Commentary:

- i. The building is not sprinkled.

3. Recommendations:

- i. Install Fire Protection system. A sprinkler system should be installed during the next major renovation.

Hazardous Materials

B.

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 has undergone renovations in the past with various asbestos-containing materials being removed or encapsulated. Asbestos-containing floor tile and associated mastics, pipe fitting insulation and transite paneling remain within the school in various locations.

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

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

Facilities Condition Assessment Narrative

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, paper under wood flooring, stucco, damp-proofing, 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 confirmed or potential asbestos-containing materials found at the building.

| Material | Location | Approximate Quantity | Condition |
|-----------------------------------|---|----------------------|-----------|
| Floor tile and associated mastics | Throughout | 30,000 SF | Good |
| Pipe fitting insulation | Kitchen storage, mechanical rooms | 250 ea. | Good |
| Transite paneling | Various locations | 500 SF | Good |
| Foundation damp-proofing | Exterior | 8,200 SF | Good |
| Door caulk | Exterior | 140 LF | Good |
| Window glazing | Interior | 1,800 LF | Good |
| Roof caulk | Exterior – roof at penetrations/transitions | 350 LF | Good |
| Roofing materials | Exterior – roof | 14,000 SF | Good |
| Gypsum board | Throughout | 11,000 SF | Good |
| Paper under floor | Stage | 750 SF | Good |
| Stucco | Exterior | 2,200 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 | 800 |
| Fluorescent light ballasts | 400 |
| Hydraulic door closers | 80 |
| Exit light batteries | 75 |

Spring Street School - Total Estimated Costs

| Consultant | Discipline | Cost Estimate | | |
|------------------------------------|-------------------|---------------|--------------------|--------------------|
| | | 1 yr | 5 yr | 10 yr |
| Waterman Design Associates | Site & Landscape | | \$196,907 | \$204,972 |
| Gorman Richardson Lewis Architects | Architecture | \$717,716 | \$1,737,356 | \$367,122 |
| Gorman Richardson Lewis Architects | Building Envelope | \$349,790 | \$94,869 | \$49,590 |
| Structures North | Structural | | \$20,212 | \$99,731 |
| Weston & Sampson | MEP/FP/Hazmat | | | \$2,481,788 |
| | | Totals | \$1,067,506 | \$2,049,344 |
| | | | \$3,203,203 | |

Condition Assessment Matrix

| BUILDING: | | OAK MIDDLE SCHOOL | | | | | | | | | | | | | | | |
|-----------|----------------|-------------------|--|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|------------|---------------|-----------|-----------|
| AREA: | | Site/Landscape | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 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-2 | Site/Landscape | Varies | Parking Location, Arrangement, and Quantity | The pavement condition of the parking areas mirrors that of the vehicular entrances, ranging from 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-3 | 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-4 | Site/Landscape | Varies | Pedestrian Circulation | Accessible routes and curb ramps 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-5 | Site/Landscape | Varies | Pedestrian Accessibility and MAAB Compliance | A total of two (2) accessible parking spaces were identified within the property directly adjacent to the main entrance of the building. These parking spaces do not comply with current MAAB standards. | | | X | | | | | X Phased | Implement a program to bring accessible parking spaces throughout the site into compliance with current MAAB standards. (assumes 2 spaces per phase) | 1 L.S. | | \$ 27,930 | \$ 33,060 |
| SL-6 | Site/Landscape | Varies | Courtyards and Other Exterior Student Congregation Areas | There does not appear to be an MAAB accessible route into the turf field for outdoor physical education class. | | | X | | | | | X Phased | Construct an MAAB compliant accessible route from an accessible building entrance to the field. | 1,000 S.F. | | \$ 16,758 | |

Condition Assessment Matrix

| BUILDING: | | OAK MIDDLE SCHOOL | | | | | | | | | | | | | | | | | | |
|-----------|----------------|-------------------|--|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|----------|---|-----------|-----------|-----|-----------|-----------|
| AREA: | | Site/Landscape | | | | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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-7 | Site/Landscape | Varies | Site Lighting for Building, Vehicular and Pedestrian | Exterior lighting does not sufficiently illuminate the site and building entrances in order to meet minimum safety requirements. | | | X | | | | | X Phased | Implement a program to bring the site lighting to meet current minimum safety requirements. (assumes 10 lights per phase) | 1 L.S. | | \$ 9,310 | \$ 11,020 | | | |
| SL-8 | 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 | | | | |
| SL-9 | Site/Landscape | Varies | Site Furnishings | No benches or tables were observed around the perimeter of the building. | | | X | | | | | X Phased | Install site furnishing as necessary throughout the site to better develop exterior congregation areas. | 1 L.S. | | \$ 18,620 | \$ 22,040 | | | |
| SL-10 | 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 | | | |
| | | | | | | | | | | | | | | | 1 yr | 5 yr | 10 yr | | | |
| | | | | | | | | | | | | | | | Site / Landscape Building Cost Total | | | \$0 | \$196,907 | \$204,972 |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET SCHOOL | | | | | | | | | | | | | | |
|-----------|------------|----------------------|---------|--|---------|----------|-----|------|--------------|--------------|--------------|--|---------------------|---------------|-----------|-----------|
| AREA: | | Building Envelope | | | | | | | | | | | | | | |
| 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 |
| E1 | Envelope | Typical | Walls | Failed sealants at wall transitions, penetrations, expansion joints, and window perimeters | | | X | | X | | | Replace failed sealants; plan for regular sealant maintenance including replacement approximately every 5-10 years. | 100% = ± 3,200 l.f. | \$ 121,600 | | |
| E2 | Envelope | Various | Walls | Cracked and broken 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). Remove loose pieces of masonry and replace broken units as required. | 30 s.f. | | \$ 3,631 | |
| E3 | Envelope | Typical | Walls | Deteriorated mortar joints | | | X | | | X | | Rout and point mortar joints. Assume 5% pointing. New pointing expected lifespan approximately 50 years. | 5% = ± 750 s.f. | | \$ 41,895 | |
| E4 | Envelope | Typical | Walls | Efflorescence and algae staining on brick masonry | | X | | | | | X | Investigate to determine source of staining, address source, and clean masonry. | 50% = ± 7,500 s.f. | | | \$ 49,590 |
| E5 | Envelope | Typical | Walls | Deteriorated EIFS cladding | | | X | | X | | | Patch damaged EIFS. | 1,000 s.f. | \$ 38,000 | | |
| E6 | Envelope | Typical | Walls | Deteriorated PVC cladding, open joints and fastener holes; exposed sheathing below. | | | | X | X | | | Replace damaged PVC cladding. Budget for periodic replacement of damaged sections. | 25 s.f. | \$ 950 | | |
| E7 | Envelope | North Elevation | Walls | Deteriorated wood cladding | | X | | X | X | | X | The wood cladding has holes, peeling paint, and loose battens which are a falling hazard. Repair falling hazards immediately. Other deterioration can be addressed later. | 100 s.f. | \$ 5,320 | | |
| E8 | Envelope | East Elevation | Grounds | Unstable wood stairs, railing, and platform | | | | X | X | | | The unstable stairs, railing, and platform are a safety hazard. Repair immediately. | 3 locations | \$ 15,960 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET SCHOOL | | | | | | | | | | | | | | |
|-----------|------------|----------------------|--------|---|---------|----------|-----|------|--------------|--------------|--------------|---|---|---------------|-----------|-------|
| AREA: | | Building Envelope | | | | | | | | | | | | | | |
| 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 |
| E9 | Envelope | North Elevation | Walls | Missing section of downspout | | | | X | X | | | The missing downspout is resulting in deterioration of the wood cladding. Replace the missing section of downspout. | 1 location | \$ 912 | | |
| E10 | Envelope | West Elevation | Walls | Displaced window head flashing | | | X | | X | | | Repair displaced section of window head flashing. | 1 location | \$ 1,824 | | |
| E11 | Envelope | Various | Roof | Bubbles at roof edge strip flashing | | | X | | | X | | Cut and flatten bubbles. Provide EPDM patches. | 800 l.f. | | \$ 44,688 | |
| E12 | Envelope | South Side | Roof | Damaged main roof counterflashing and open seam in roofing, damaged roofing | | | | X | X | | | Replace damaged section of counterflashing, patch open seam and damaged roofing. | 1 location; ± 5 l.f. of counterflashing | \$ 4,104 | | |
| E13 | Envelope | South Side | Roof | Ponding water and crazed sealant at pitch pocket penetration | | | X | | | X | | Replace pitch pocket. | 1 location | | \$ 4,655 | |
| E14 | 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. | 10 locations | \$ 1,520 | | |
| E15 | | | Roof | | | | | | X | | | inner courtyard roof guardrail | 350 | \$ 159,600 | | |
| | | | | | | | | | | | | | 1 yr | 5 yr | 10 yr | |
| | | | | | | | | | | | | Envelope Cost Total | \$ 349,790 | \$ 94,869 | \$ 49,590 | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|---------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|------------------------|---------------|-----------|---------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-1 | Arch | Boy's Toilet Room 109 | Walls | Cracked and loose wall tile at various locations | | #326 | | X | | | X | | Implement program to replace broken/ loose wall tile | 656 sf wall tile | | \$30,537 | |
| 1F-2 | Arch | Girl's Toilet Room 110 | Walls | Cracked and loose wall tile at various locations | | NA | | X | | | X | | Implement program to replace broken/ loose wall tile (condition not directly observed but assumed to match adjacent Boy's Room) | 656 sf wall tile | | \$30,537 | |
| 1F-3 | Arch | Room 105, Stair 2, Gym 136 | Walls | Vertical cracks at CMU walls at various locations due to movement | | #326 | | X | | | X | | Prepare cracks to receive backer rod and sealant to provide sealed control joint | 100 lf (allow) | | \$1,862 | |
| 1F-4 | Arch | Staff Offices 117/ 117A | Walls | Demising wall between offices does not have closure at exterior window wall | | #326 | X | | | | X | | Provide closure assembly between end of existing wall and nearest vertical window mullion | 1 LS | | | \$2,793 |
| 1F-5 | Arch | Staff Offices 136/ 136A | Walls | Demising wall between offices does not have closure at exterior window wall | | #326 | X | | | | X | | Provide closure assembly between end of existing wall and nearest vertical window mullion | 1 LS | | | \$2,793 |
| 1F-6 | Arch | Modular Calsroom Wing | Walls | Deteriorated vinyl wall finish at various locations | | #342 | | X | | | X | | Impelment program to remove and refinish walls surfaces at modular classroom wing | 9, 152 sf wall surface | | \$153,369 | |
| 1F-7 | Arch | Classroom wing (original bldg) | Ceiling | 2x2 non-tegular ACT general in good condition; stained tiles ta exterior perimeter appears to be due to water dripping from steel perimeter beam above due eitehr to water infiltration or condensation forming on steel beam flange and dripping. | | #327 | | | X | X | | | Further investigation required to identify cause of water staining (water infiltration or condensation); Once remedied, replace damaged ceiling tiles (2 rows of 2x2 tiles at perimeter) | 1,376 sf | \$12,811 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | | |
|-----------|------------|--|----------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|------------|---|---------------|----------|-----------|-----------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | | |
| 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 | |
| 1F-8 | Arch | Original Bldg: Corridor all rooms except Kitchen and Gym | Ceiling | Stained and damaged ACT tiles at various locations | | #327 | X | | | | | X | | Implement replacement of stained, damaged, missing ACT tiles (assume | 159 sf | | \$1,480 | |
| 1F-9 | Arch | Kitchen and Kitchen support spaces | Ceiling | ACT ceiling generally discolored and stained | | #327 | X | | | | | X | | Replace suspended ceiling system with new washable ACT system (new grid plus 2x4 tiles | 1,336 sf | | \$12,438 | |
| 1F-10 | Arch | Modular Wing-Classrooms and Corridors | Ceiling | 2x4 ACT ceiling generally in good condition; stained and broken ceiling tiles at various locations | | #343 | X | | | | | X | | Implement program to replace stained and broken 2x4 ACT tiles (10% of floor area) | 656 sf | | \$6,107 | |
| 1F-11 | Arch | Original Bldg. Class rooms | Flooring | VCT in good condition | | #328 | X | | | | | X | | Continue maintenance program; replace at end of service life (7-10 years) | 5,865 sf | | | \$132,496 |
| 1F-12 | Arch | 102 Media Center | Flooring | Carpet in good condition; repair needed at one open seam | | #328 | X | | | | | X | | Repair open seam (10 ft); continue maintenance program; replace at end of service life (7-10 years) | 1,166 sf | | | \$12,849 |
| 1F-13 | Arch | Stage Area 118 | Flooring | Wood flooring heavily worn | | #328 | | | X | X | | | | Refinish wood flooring | 685 sf | \$19,132 | | |
| 1F-14 | Arch | Kitchen Area | Flooring | 6x6 quarry tile flooring: tile in good shape, but grout joints are heavily stained. | | #328 | | X | | | | X | | Implement deep cleaning/restoration program of grout joints | 1,336 sf | | \$94,530 | |
| 1F-15 | Arch | Gym 136 | Flooring | VCT flooring in good shape | | #328 | | X | | | | X | | Continue maintenance program; replace at end of service life (7-10 years) | 2,479 sf | | \$175,404 | |
| 1F-16 | Arch | Modular Wing Corridors | Flooring | Carpet is worn | | #344 | | X | | | | X | | Carpet nearing end of service life; replace at end of service life (3-4 years) | 1,594 sf | | \$14,840 | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|--|----------|--|---------|-------------------|----------|-----|------|--------------|--------------|---|--|----------|---------------|----------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-17 | Arch | Modular Wing Classrooms | Flooring | Carpet worn; nearing end of servie life | | NA | | X | | | X | | Carpet nearing end of service life; replace at end of service life (3-4 years) | 4,970 sf | | \$46,271 | |
| 1F-18 | Arch | Original Bldg. Class rooms and Media Room | Doors | Single leaf wood doors: venner is damaged and worn; knob (not lever) on lockset (non classroom/ non-accessible); no closer; wired glass in vision panel; door and frame are not rated <i>(Note:per 780 CMR (8thy Edition) Table 1018.1, Corridors in E use building with occupancy load greater than 30 without sprinkler system must be 1-</i> | | #329 | | | X | X | | Doors are near end of service life and are non-accessible; Replace classroom doors with new painted steel doors and frames (both with 60 min fire rating) with tempered (non-wired) clear glass vision panel, closers, hold open capability tied to fire alarm; classroom locksets with lever handle, silencers and stops (Provide fire rating to comply with 780 CMR Table 1018.1 Corridor Fire rating | 11 door sets | \$50,160 | | | |
| 1F-19 | Arch | Original Bldg. Corridors | Doors | Double doors at Corridors are not labels (fire-rated); each leaf is less than 36" wide and therefore not accessible; confirm if hold opens are tied to fire alarm system; vion panels and sidelight vision panels are wired glass, considered to be a hazard if broken. | | #329 | | | X | X | | Doors are near end of service life and are non-accessible; Replace corridor doors with new painted 6-0 steel doors and frames (both with 60 min fire rating) with tempered (non-wired) clear glass vision panel, closers, hold open capability tied to fire alarm; new exit devices; adjust doors to maintain limits on gaps at astragal and perimeter (1/8", except 3/4" at door bottom); limit vion panels to 100 sq in per leaf; install fire-rated glazing at side-lites. | 3 sets | \$20,520 | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|--|--------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|----------|---------------|------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-20 | Arch | Boy's 109 | Doors | Existing wood door are non-latching (push-pull only); wood veneer is worn; door and frame are not labeled (fire-rated) | | NA | | | X | X | | | Door is at end of service life; replace with flush painted steel doors and frames (both with 60-min fire rating, closers, passage locksets, automatic door opener , silencers and stop See 1F-18 above. | 1 set | \$4,560 | | |
| 1F-21 | Arch | Girl's 110 | Doors | Door binds on closing and may be warped; Existing wood door is non-latching (push-pull only); wood veneer is worn; door and frame are not labeled (fire-rated); | | #329 | | | X | X | | | Door is at end of service life; replace with flush painted steel doors and frames (both with 60-min fire rating, closers, passage locksets, automatic door opener, silencers and stop See 1F-18 above. | 1 set | \$4,560 | | |
| 1F-22 | Arch | Janitor 113 Storage 114 | Doors | Existing door hardware is non-accessible (knob); wood veneer is worn; door and frame are not labeled (fire-rated) | | NA | | | X | X | | | Door is at end of service life; replace with flush painted steel doors and frames (both with 60-min fire rating, closers, storeroom lockset, silencers and stop See 1F-18 above. | 2 sets | \$9,120 | | |
| 1F-23 | Arch | Orig. Bldg Classrooms | Doors | Door hardware at doors between classrooms are not accessible (knobs); wood veneer is worn. | | NA | | | X | X | | | Doors are near end of service life and are non-accessible; Replace classroom doors with new painted steel doors and frames (labeing not required) with tempered (non-wired) clear glass vision panel, closers, smoke gasketing and door bottom, hold open capability tied to fire alarm; classroom locksets with lever handle, silencers and stops | 5 sets | \$22,800 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|--|--------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|----------|---------------|-----------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-24 | Arch | Stair 2 | Doors | Door and frame are not rated and without lockset to provide latching; veneer is worn. | | #329 | | | X | X | | | Door is near end of service life; replace door and frame with new steel door and frame (both with 60-min fire rating); new exit device; closer; hold open tied to fire alarm. | 1 set | \$4,560 | | |
| 1F-25 | Arch | Electric Room 116 | Doors | Door is not rated and veneer is worn; total equip. amps may require fire-rated door and panic hardware and door to open out. | | #329 | | | X | X | | | Door is near end of service life; replace door and frame with new steel door and frame (both with 60-min fire rating); new exit device; closer, smoke gasketing and threshold; door to open out. NOTE: to avoid door opening into path of travel, configure vestibule within electrical room to allow outswing door without opening into path of travel. | 1 set | \$4,560 | | |
| 1F-26 | Arch | First Floor Single Doors | Doors | Door Hardware non-accessible (knob handles); wood veneer is worn; hardware functions not up to date; non-rated doors and frames | | #329 | | X | | | X | | Implement program to doors with new painted steel doors and frames (60-min rated) with new locksets (function as required) with level handles; new hinges, silencers and stops; 100 sq in tempered vision panels on each leaf; (closers on men/ women toilet room doors - qty: 2) | 27 sets | | \$150,822 | |
| 1F-27 | Arch | First Floor Double doors from cafeteria and gym to corridor | Doors | Door Hardware (non-accessible (knob handles); wood veneer is worn; hardware functions not up to date; non-rated doors and frames | | #329 | | X | | | X | | Implement program to replace double doors with new painted steel doors and frames (60-min rated) with new exit devices; hold opens tied to fire alarm system; closers; new hinges; 100 sq in tempered vision panels on each leaf. | 4 sets | | \$33,516 | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|---------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|----------------------|---------------|----------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-28 | Arch | First Floor Double doors at Storage Rooms | Doors | Door Hardware (non-accessible (knob handles); wood veneer is worn; hardware functions not up to date; | | #329 | | X | | | X | | Implement program to replace double doors with new painted steel doors and frames (non-rated) with new storage room function locksets (manual flush bolts on passive leaf); new hinges; no vision panels. | 4 sets | | \$33,516 | |
| 1F-29 | Arch | Exterio Kicthen Door | Doors | Gaps at perimeter of door | | #329 | | | X | X | | | replace weatherstripping at existing door. | 1 set | \$1,520 | | |
| 1F-30 | Arch | Original Bldg Exterior Doors | Doors | Weatherstripping at exterior doors is worn | | NA | | | X | X | | | Replace weatherstripping at exterior doors | 2 single 5 double | \$9,120 | | |
| 1F-31 | Arch | Modular Wing | Doors | Existing wood doors have lever handle hardware; silencers are worn or missing; wood veneer is worn at various locations | | #345 | | X | | | X | | Install new silencers; refinish doors | 16 doors | | \$35,750 | |
| 1F-32 | Arch | Modular Wing | Doors | Weatherstripping at exterior doors is worn | | NA | | | X | X | | | Replace weatherstripping at exterior doors | 2 single 4 double | \$7,600 | | |
| 1F-33 | Arch | Original Building | Windows | Aluminum awning/ Fixed windows appear relatively new and in good condition | | #330 | | | | | | | Continue standard maintenance | No Action | | | |
| 1F-34 | Arch | Modular Wing-East | Windows | Existing horizontal sliding windows appear to be original (2000) | | NA | | X | | | X | | Replace horizontal sliding windows at end of service life 48"(w)x 46"(h) | 8 | | \$26,267 | |
| 1F-35 | Arch | Modular Wing-North | Windows | Existing Fixed/awning aluminum windows appear to be relatively new and in good condition | | NA | | | | | | | Continue maintenance program | No Action | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|----------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|------------|---------------|-----------|----------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-36 | Arch | Original Building | Glass | Interior vision panel lites in "window walls" and in door vision panels are wired glass, which is hazardous if broken | | #331 | | | X | X | | | Replace all wired glass at "window walls" with fire-rated (60 min) fire rated safety glass (Wire glass at doors will be replaced as part of door replacement noted above) | 486 sf | \$84,953 | | |
| 1F-37 | Arch | Original Building | Casework | Existing wood cabinets in classrooms and offices are aged and worn | | #332 | | X | | | X | | Implement program to replace all cabinets with new wood cabinets with wood doors and drawers 24" deep | 172 lf | | \$104,086 | |
| 1F-38 | Arch | Original Building | Casework | Existing platic laminate countertops in classrooms and offices are aged and worn | | #332 | | X | | | X | | Implement program to replace all countertops with new solid surface countertops and 4" backsplash; Countertops to be 25" deep; include 34-inch high counter with accessible sink (Qty. 8) | 470 sf | | \$87,514 | |
| 1F-39 | Arch | Original Building | Casework | Existing wood full height closet cabinets are aged and non- accessible | | #332 | | X | | | X | | Implement program to replace all full height (84" with soffit panel extension to ceiling) closet cabinets with new wood closet cabinets | 102 lf | | \$47,481 | |
| 1F-40 | Arch | Boys 109 and Girls 110 | Casework | Wood glove shelf is worn | | #332 | | X | | | X | | Replace 44"(l) x 7"(w) glove shelf with solid surface shelf | 2 | | \$2,050 | |
| 1F-41 | Arch | Classroom 107 | Casework | 66-inch high workstation enclsoures are "home-made" and covered with carpeting material | | #332 | X | | | | | X | Replace workstation partitions with upgraded systems furniture | 5 stations | | | \$27,930 |
| 1F-42 | Arch | Modular Wing | Casework | Wood window casing and stool are aged and worn | | #346 | | X | | | X | | Replace with new 1x4 painted wood casing and solid surface stool at each horizontal sliding window when windows are replaced per 1F-33 above. Assume 12 lf of casing plus 4'-8" solid surface stool per window | 8 | | \$6,208 | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | | |
|-----------|------------|--|------------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|------------|--|--------------------------------|----------|---------|---------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | | |
| 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 | |
| 1F-43 | Arch | Entire Building | Lighting | Light levels appear to be low throughout building | | #333 | X | | | | | | X | See Electrical matrix for recommendations for new LED lighting throughout building | 37,200 sf | | | |
| 1F-44 | Arch | Original Building | Mechanical | Registers and grilles are dirty | | #335 | | X | | | | X | | Implement program to clean all registers and grilles | 100 | | \$9,310 | |
| 1F-45 | Arch | Trash Room 142 | Mechanical | Room temperature is high | | #335 | | | | | | | | Per Mechanical Assessment included in this report, a new HVAC system design is currently underway by the Town, which will address this and all other HVAC issues in the building | no action | | | |
| 1F-46 | Arch | Men's 132 | Equipment | Toilet partitions are rusting | | #334 | | X | | | | X | | Replace toilet and urinal partitions at Men's Room | 1 WC stall; 1 urinal screen | | \$2,990 | |
| 1F-47 | Arch | Women's 131 | Equipment | Toilet partitions are rusting | | #334 | | X | | | | X | | Replace toilet and urinal partitions at Men's Room | 2 WC stalls | | \$5,586 | |
| 1F-48 | Arch | Corridor 111 | Equipment | Fire Extinguisher cabinet is rusting; glass appears not to be tempered | | #338 | X | | | | | | X | Replace FE cabinet cover with new ; vision panel to be tempered | 1 | | | \$1,102 |
| 1F-49 | Arch | Media Center 102 | Electrical | End of wood shelving unti too tight against light switch | | #336 | X | | | | | | X | Relocate light switches | 2 | | | \$1,322 |
| 1F-50 | Arch | Original Building | Electrical | Non-illumintaed Exit signs at throughout building | | #336 | | | X | X | | | | Replace all non-illuminated exit signs with new illuminated exit signs (Verify quantity in field) | 20 (V.I.F) | \$15,200 | | |
| 1F-51 | Arch | Original Building | Electrical | Outlet covers missing at multiple locations | | #336 | | | X | X | | | | replace missing covers | 6 | \$1,094 | | |
| 1F-52 | Arch | Corridor 111 | Plumbing | Signs of corrosion at drinking fountain enclosure | | #337 | X | | | | | | X | Replace drinking fountain | 1 | | | \$5,069 |
| 1F-53 | Arch | Original Building | Code Issue | No horn strobes in classrooms | | #338 | | | | | | | | Fire alarm system apoears to be out of date. See Fire Protection narrative for more information | No action | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|------------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|-----------|---------------|------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-54 | Arch | Stair 1 and 2 | Code Issue | Guardrail at existing stairs non-compliant under current code | | #338 | | | | | | | Guardrail is original and assumed to be compliant under the code at the time of construction; No action required; replace guard assembly at next renovation to conform to 780 CMR and 521 CMR | No action | | | |
| 1F-55 | Arch | Stair 1 and 2 | Code Issue | Nosing at stairs is abrupt | | #338 | | | | | | | Stair nosing configuration is original and assumed to be compliant under the code at the time of construction; No action required; revise nosing profile at next renovation to conform to 780 CMR and 521 CMR | No action | | | |
| 1F-56 | Arch | Stair 2 | Code Issue | Landing used for storage | | #338 | | | X | X | | | Remove all stored items from landing at Stair enclosure | 1 LS | \$3,800 | | |
| 1F-57 | Arch | Elec Room 116 | Code Issue | Stored items in Electrical room impinging on clearance requirements and egress requirements from this narrow room | | #338 | | | X | X | | | Remove stored items from Electrical Room to provide panel and egress clearances | 1 LS | \$5,320 | | |
| 1F-58 | Arch | Elec Room 116 | Code Issue | Room does not appear to be fully fire separated from rest of building | | #338 | | | X | X | | | Replace door per 1F-24 above; investigate enclosing wall assemblies and install fire rated assemblies as required to provide 1-hr fire rating. | 685 sf | \$31,236 | | |
| 1F-59 | Arch | Stage Platform 118 | Code Issue | No railing at steps to raised platform | | #338 | | | X | X | | | Install code-compliant wall-mounted railing at each side of stage (3 steps) | 2 | \$3,648 | | |
| 1F-60 | Arch | Lower Lobby 123; Kitchen 145 | Code Issue | Vision panel at FE cabinet is wired glass--very dangerous when broken | | #338 | | | X | X | | | replace vision panel with tempered glass (8"x 20") | 2 | \$391 | | |
| 1F-61 | Arch | Kitchen Storage 141 | Code Issue | wood shelving does not meet current fire classification requirements for building type and use | | #338 | | | X | X | | | Replace wood shelving with open wire metal shelving (6 shelf height) | 60 lf | \$10,944 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|--------------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|--------------------------|---------------|----------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-62 | Arch | Storgae 137 | Code Issue | Gym equipment blocking access to heating equipment and ladder to roof access | | #338 | | | X | X | | | Reorganize stored items to clear access to heating equipment and ladder | 1 LS | \$2,280 | | |
| 1F-63 | Arch | Kitchen Storage 141 | Code Issue | Items stored in front of electrical panels | | #338 | | | X | X | | | Remove items to provide required 3-ft clearance in front of electrical panels | 1 LS | \$3,800 | | |
| 1F-64 | Arch | Kitchen 145 Exterior Steps | Code Issue | Steps too narrow; guardrail not compliant; no handrail at wall side | | #338 | | | | | | | Revise steps, existing railing and add wall railing at next renovation | no action | | | |
| 1F-65 | Arch | Room 140-Outdoor Loading Dock | Code Issue | Insuffieicne tlighting for egress | | #338 | | | | | | | Replace light fixture with new LED fixture | See Electrical Matrix | | | |
| 1F-66 | Arch | Modular Wing Corridors | Code Issue | Wire gals in fixed window of corridor oppostite Room 2P- dangerous if broken | | #347 | | | X | X | | | Replace wired glass with fire-rated safety glass due to fire separation distance fromm adjacent building | 48"x 48" | \$2,797 | | |
| 1F-67 | Arch | Modular Building | Code Issue | Exterior wall of Modular North Wing facing Original Building is closer than 10 feet; 1-hour fire rating required; wall may not be fire rated. | | #347 | | | X | X | | | If existing wall assembly is verified to not be 1-hour rated, revise construction of Modular North wing exterior wall to provuide 1-hour fire rating | 550 sf | \$16,720 | | |
| 1F-68 | Arch | Modular Building | General Note | Existing exterior egress deck, stair and ramp is constructed of pressure-treated wood and badly deteriorateed | | #347 | | X | | | X | | Ramp and stair near end of service life; replace deck (8'x 8"), stair (6 risers) and ramp (42' plus one 5'x 10' switchback landing); construct of pressure treated framing and composite decking and railing assembly | 350 sf | | \$81,425 | |
| 1F-69 | Arch | Boy's Toilet 109 and Girl's 110 | ADA Issue | Latch side door clearance not provided | | #341 | | | X | X | | | Install automatic door openers when doors are repalced per 1F-21 and 1F-22 above. | Included in 1F-20, 1F-21 | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|-----------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|---------------------|---------------|----------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-70 | Arch | Boy's Toilet 109 and Girl's 110 | ADA Issue | Lavatory snks are not ADA compliant | | #341 | | | X | X | | | Replace one of the three sinks (per toilet room) with an accessible sink/ faucet assembly at the required height; include Tru-bro pipe insulation and new mirror | 2 | \$4,560 | | |
| 1F-71 | Arch | Media Center 102 | ADA Issue | Multiple clearance violations due to location of shelving units: clearance at latch side of 4 doors; maneuvering space at free-standing low shelving units | | #341 | | X | | | X | | Recommend replacement of existing shelving units with new wood shelving units to provide clearance and height requirements for accessibility | 1,166 sf floor area | | \$26,053 | |
| 1F-72 | Arch | Lower Lobby 123 | ADA Issue | Center railing at stair is non-compliant; railing should extend beyond nosing of bottom riser 12" plus one tread width; and beyond nosing of top riser 12"; handrail is obstructed by top and bottom newel posts | | #341 | | | X | X | | | Replace center railing assembly with compliant continuous railing; one high and one low per adjacent wall-mounted railings; provide (2) 6'-7" stainless steel handrails at each side of newel posts; support new rails from existing newel posts. | 28 lf | \$11,704 | | |
| 1F-73 | Arch | Women's 131 Toilet Rooms | ADA Issue | Existing toilet rooms are non-accessible | | #341 | | X | | | X | | Complete renovation of each toilet room to provide single use accessible toilet room: (1) WC; (1) sink; accessories; new wall, floor and ceiling finish | 108 sf | | \$18,825 | |
| 1F-74 | Arch | Men's 132 Toilet Rooms | ADA Issue | Existing toilet rooms are non-accessible | | #341 | | X | | | X | | Complete renovation of each toilet room to provide single use accessible toilet room: (1) WC; (1) sink; accessories; new wall, floor and ceiling finish | 91 sf | | \$17,400 | |
| 1F-75 | Arch | Stair 2 Exterior stoop | ADA Issue | Step down makes stoop non accessible | | #341 | | | X | X | | | Revise bituminous walkway leading to stoop to eliminate step down | 30 sf | \$410 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|-----------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|-------------------------|---------------|----------|-------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-76 | Arch | 112 Access to stage | ADA Issue | Access to stage level is non-compliant | | #341 | | | X | X | | | Provide ramp access to stage level: 20ft ramp with double railings both sides (4 railings @ 22ft each) | 1 LS | \$44,080 | | |
| 1F-77 | Arch | 118 Stage Platform | ADA Issue | Stage steps (east side) have non-compliant handrail | | #341 | | | X | X | | | Repalce existing wood and metal railing with new wood railing at compliant height and length | (2) at 5 lf | \$3,800 | | |
| 1F-78 | Arch | Gym 136 | ADA Issue | Exterior stoop at south door non compliant due to stepped transition | | #341 | | | X | X | | | Revise bituminuous paving to eliminate step transition at stoop | 30 sf | \$410 | | |
| 1F-79 | Arch | Workroom 133 | ADA Issue | Kitchen type sink and base cabinet not compliant | | #341 | | X | | | X | | Replace 36-inch base cabinet and sink with accessible counter and sink/ faucet assembly; move stored items to provide maneuvering clearances | 1 LS | | \$4,655 | |
| 1F-80 | Arch | Toilet Room 134 | ADA Issue | Toilet Room adjacent to Health Room is not compliant | | #341 | | X | | | X | | Revise and enlarge toilet room to bea compliant single use toilet room from 27 sf to 45 sf | 1 LS | | \$16,758 | |
| 1F-81 | Arch | Original Building Classrooms | ADA Issue | Classromm sinks and base cabinets are not accessible | | #341 | | X | | | X | | Repalce with new accessible sink/ faucet assemblies | Included in 1F-38 above | | | |
| 1F-82 | Arch | Vestibule 122 | ADA Issue | Space between inner and outer doors is less than the required 7 feet | | #341 | | X | | | X | | Remove existing inner storefront entry system and install new aluminum storefront entry system with 7-ft clearance as required; storefront assembly dimensions are 18'-2" wide x 9'-6" high; 2 sets of double doors plus 4 sections of side light with transom untis above | 1 LS | | \$38,299 | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|------------------|------------|--|-----------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|--------------------------|---------------|-------------|-----------|
| AREA: | | First Floor: Classrooms, Media Center, Administration, Kitchen/ Cafeteria, Gymnasium | | | | | | | | | | | | | | | |
| 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 |
| 1F-83 | Arch | Modular Wing- Four Egress Doors and Stairs | ADA Issue | Egress door leads to steps to grade; steps and railing are not code compliant; two other accessible means of egress from Modular Wing are provided; | | #348 | | X | | | X | | Pressure treated decking and guard/rail assembly are badly weathered. Recommend replacing entire deck/ steps/ railing assembly with new pressure traeted framings with composite decking and railing assembly with compliant metal handrails; 5' x 6' deck; 42" high guard; 7 treads; guard rail on one side; metal handrails both sides | 4 LS | | \$71,128 | |
| 1F-84 | Arch | Modular Wing Interior Ramped Corridor | ADA Issue | Ramp appears to be steeper than 1:20 slope and therefore requires handrails on both sides | | #348 | | | X | X | | | Install 2 sets of handrails (34" and 19") on each side of ramp. Railing to be 1 1/2" diameter stainless steel | (4) rails @ 32 ft length | \$29,184 | | |
| 1F-85 | | | | | | | | | | | | | | | 1 yr | 5 yr | 10 yr |
| 1F-86 | | | | | | | | | | | | | Architectural First Floor Cost Total | | \$447,355 | \$1,387,015 | \$186,355 |
| 1F-87 | | | | | | | | | | | | | | | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------------|--------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|--------------------------|---------------|----------|-------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-1 | Arch | Room 205, 204, Stair 2, 208 and 205 | Walls | Cracks at inside corners of building indicate movement has occurred. | | #349 | | X | | | X | | Prepare cracks for installation of sealant to match paint color; monitor crack locations to determine if movement is on going or has ceased. If movement is on-going, investigate cause of movement and remediate | 8 locations 64 lf | | \$14,300 | |
| SF-2 | Arch | Boy's Room 209 Girl's Toilet Room 210 | Walls | Cracked wall base tile at various locations; grout joints of wall tile stained and darkened | | #349 | | X | | | X | | Implement program to replace broken/ loose wall base tile (assume 8 locations); clean/repaint wall tile grout joints | 1,400 sf of wall surface | | \$65,170 | |
| SF-3 | Arch | Second Floor | Walls | Wall paint worn and chipped at various locations throughout the floor | | #349 | | X | | | X | | Implement program to repair damaged wall surfaces and repaint | 10,862 gross floor area | | \$80,900 | |
| SF-4 | Arch | Boy's Toilet Room 209 | Walls | Ceramic wall tile at base of wall cracked in multiple locations | | #360 | X | | | | X | | Replace broken base wall tile | 80 lf | | \$2,979 | |
| SF-5 | Arch | Girl's Toilet Room 210 | Walls | Ceramic wall tile at base of wall cracked in multiple locations | | #360 | X | | | | X | | Replace broken base wall tile | 80 lf | | \$2,979 | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|----------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|----------|---------------|----------|-----------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-6 | Arch | Second Floor Classrooms | Ceiling | Stained ACT tiles along perimeter of exterior wall may be from condensation forming on steel perimeter beam above and dripping down onto ACT tiles | | #349 | | X | | | X | | Further investigation required to identify cause of water staining (water infiltration or condensation); Once remedied, replace damaged ceiling tiles (1 rows of 2x2 tiles at perimeter) | 916 sf | | \$8,528 | |
| SF-7 | Arch | Storage 213 | Ceiling | ACT ceiling stained throughout | | #350 | | X | | | X | | Replace ACT ceiling system with new 2x2 non-regular washable ACT ceiling system | 106 sf | | \$987 | |
| SF-8 | Arch | Second Floor | Ceiling | Stained and broken ACT tiles throughout Second Floor | | #350 | | X | | | X | | Implement program to replace broken and stained ACT tiles (10% of total ACT Area) | 1,086 sf | | \$10,111 | |
| SF-9 | Arch | Original Bldg. Class rooms | Flooring | VCT in good condition | | NA | X | | | | | X | Continue maintenance program; replace at end of service life (7-10 years) | 7,231 sf | | | \$163,356 |
| SF-10 | Arch | Electrical Room 216 | Flooring | Numerous cracks in concrete floor slab | | #351 | X | | | | | X | Seal cracks with appropriate sealant and apply epoxy coating to floor | 150 sf | | | \$9,918 |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|--------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|------------|-------------|---------------|------|-------|--|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 | |
| SF-11 | Arch | Second Floor Classrooms | Doors | Single leaf wood doors: venner is damaged and worn; knob (not lever) on lockset (non classroom/ non-accessible); no closer; wired glass in vision panel; door and frame are not rated <i>(Note:per 780 CMR (8thy Edition) Table 1018.1, Corridors in E use building with occupancy load greater than 30 without sprinkler system must be 1-hour fire rated; doors opening onto the corridor need to be on closers with hold-opens tied to fire alarm system; doors and frames to have 60 min fire rating)</i> | | #352 | | | X | | X | | | 9 door sets | \$41,040 | | | |
| SF-12 | | | | | | | | | | | | | | | | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|--------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|-------------|---------------|------|-------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-13 | Arch | Corridor 211 | Doors | Double doors at Corridors are not labels (fire-rated); each leaf is less than 36" wide and therefore not accessible; confirm if hold opens are tied to fire alarm system; vision panels and sidelight vision panels are wired glass, considered to be a hazard if broken. | | #352 | | | X | X | | | Doors are near end of service life and are non-accessible; Replace corridor doors with new painted 6-0 steel doors and frames (both with 60 min fire rating) with tempered (non-wired) clear glass vision panel, closers, hold open capability tied to fire alarm; new exit devices; adjust doors to maintain limits on gaps at astragal and perimeter (1/8", except 3/4" at door bottom); limit vision panels to 100 sq in per leaf; install fire-rated glazing at side-lites. | 2 door sets | \$13,680 | | |
| SF-14 | Arch | Boy's 209 | Doors | Louver missing; Existing wood door are non-latching (push-pull only); wood veneer is worn; door and frame are not labeled (fire-rated) | | #352 | | | X | X | | | Door is at end of service life; replace with flush painted steel doors and frames (both with 60-min fire rating, closers, passage locksets, automatic door opener, silencers and stop See 1F-18 above. | 1 set | \$4,560 | | |
| SF-15 | Arch | Girl's 210 Women's 215 | Doors | Existing wood door is non-latching (push-pull only); wood veneer is worn; door and frame are not labeled (fire-rated); | | #352 | | | X | X | | | Door is at end of service life; replace with flush painted steel doors and frames (both with 60-min fire rating, closers, passage locksets, automatic door opener, silencers and stop See 1F-18 above. | 2 sets | \$9,120 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|--------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|----------|---------------|------|-------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-16 | Arch | Storage 213 | Doors | Existing door hardware is non-accessible (knob); wood veneer is worn; door and frame are not labeled (fire-rated) | | NA | | | X | X | | | Door is at end of service life; replace with flush painted steel doors and frames (both with 60-min fire rating, closers, storeroom lockset, silencers and stop See 1F-18 above. | 1 sets | \$4,560 | | |
| SF-16 | Arch | Second Floor Classrooms | Doors | Door hardware at doors between classrooms are not accessible (knobs); wood veneer is worn. | | #352 | | | X | X | | | Doors are near end of service life and are non-accessible; Replace classroom doors with new painted steel doors and frames (labeing not required) with tempered (non-wired) clear glass vision panel, closers, smoke gasketing and door bottom, hold open capability tied to fire alarm; classroom locksets with lever handle, silencers and stops | 6 sets | \$27,360 | | |
| SF-17 | Arch | Stair 2 | Doors | Door and frame are not rated and without lockset to provide latching; veneer is worn. | | #352 | | | X | X | | | Door is near end of service life; replace door and frame with new steel door and frame (both with 60-min fire rating); new exit device; closer; hold open tied to fire alarm. | 1 set | \$4,560 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|----------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|-----------|---------------|------|-------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-18 | Arch | Electric Room 216 | Doors | Door is not rated and veneer is worn; total equip. amps may require fire-rated door and panic hardware and door to open out. | | #352 | | | X | X | | | Door is near end of service life; replace door and frame with new steel door and frame (both with 60-min fire rating); new exit device; closer, smoke gasketing and threshold; door to open out. NOTE: to avoid door opening into path of travel, configure vestibule within electrical room to allow outswing door without opening into path of travel. | 1 set | \$4,560 | | |
| SF-19 | Arch | Second Floor | Windows | Aluminum awning/ Fixed windows appear relatively new and in good condition | | NA | | | | | | | Continue standard maintenance | No Action | | | |
| SF-20 | Arch | Second Floor | Glass | Interior vision panel lites in "window walls" and in door vision panels are wired glass, which is hazardous if broken | | #353 | | | X | X | | | Replace all wired glass at "window walls" with fire-rated (60 min) fire rated safety glass (Wire glass at doors will be replaced as part of door replacement noted above) | 486 sf | \$84,953 | | |
| SF-21 | Arch | Second Floor | Casework | Existing wood cabinets in classrooms and offices are aged and worn | | #354 | | X | | | X | | Implement program to replace all cabinets with new wood cabinets with wood doors and drawers 24" deep | 172 lf | \$36,830 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|------------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|-------------------|---------------|----------|---------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-22 | Arch | Second Floor | Casework | Existing plastic laminate countertops in classrooms and offices are aged and worn | | #354 | | X | | | X | | Implement program to replace all countertops with new solid surface countertops and 4" backsplash; Countertops to be 25" deep; include 34-inch high counter with accessible sink (Qty. 9) | 529 sf | | \$59,221 | |
| SF-23 | Arch | Second Floor | Casework | Existing wood full height closet cabinets are aged and non-accessible | | #354 | | X | | | X | | Implement program to replace all full height (84" with soffit panel extension to ceiling) closet cabinets with new wood closet cabinets | 124 lf | | \$57,722 | |
| SF-24 | Arch | Entire Building | Lighting | Light levels appear to be low throughout building | | #355 | X | | | | | X | See Electrical matrix for recommendations for new LED lighting throughout building | Included in 1F-53 | | | |
| SF-25 | Arch | Original Building | Mechanical | Registers and grilles are dirty | | #356 | | X | | | X | | Implement program to clean all registers and grilles | 100 | | \$9,310 | |
| SF-26 | Arch | Corridor 211 | Equipment | Fire Extinguisher cabinet is rusting; glass appears not to be tempered | | NA | X | | | | | X | Replace FE cabinet cover with new; vision panel to be tempered | 1 | | | \$1,102 |
| SF-27 | Arch | Classroom 201 Classroom 202 | Electrical | Exposed wires at wall clock | | #357 | | X | | | X | | Install cover panel to conceal wiring | 2 LS | | \$1,303 | |
| SF-28 | Arch | Storage 213 | Plumbing | Corroded drain pipe under janitor's sink | | #358 | X | | | | | X | Replace corroded/ rusted drain pipe (24" long x 4" diameter) | 1 | | | \$6,392 |
| SF-29 | Arch | Boy's 209 ; Girl's 210 | Plumbing | Replace faucet and WC/urinal valves | | NA | | | | | | | See Plumbing Matrix for more information | | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|------------|---|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|-----------|---------------|------|-------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-30 | Arch | Stair 1 and 2 | Code Issue | Guardrail at existing stairs non-compliant under current code | | #359 | | | | | | | Guardrail is original and assumed to be compliant under the code at the time of construction; No action required; replace guard assembly at next renovation to conform to 780 CMR and 521 CMR | No action | | | |
| SF-31 | Arch | Stair 1 and 2 | Code Issue | Nosing at stairs is abrupt | | #359 | | | | | | | Stair nosing configuration is original and assumed to be compliant under the code at the time of construction; No action required; revise nosing profile at next renovation to conform to 780 CMR and 521 CMR | No action | | | |
| SF-32 | Arch | Classroom 203 | Code Issue | Mechanical exhaust flue too close to operable classroom window | | \$359 | | | X | X | | | Relocate exhaust flue away from operable window | 1 LS | \$3,800 | | |
| SF-33 | Arch | Corridor 211 | Code Issue | Loose furniture along walls in Corridor may be an obstruction to egress | | #359 | | | X | X | | | Remove loose furniture from Corridor | 1 LS | \$3,800 | | |
| SF-34 | Arch | Elec Room 216 | Code Issue | Clearance in front of electrical panel not provided | | #359 | | | X | X | | | Remove stored items to provide 36" min. clearance in front of electrical panel with clear access to egress from Electrical Room | 1 LS | \$3,800 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | | |
|-----------|------------|---------------------------------|-----------------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|--|-------------------------|---------------|------|-------|--|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 | |
| SF-35 | Arch | Stair 2 | Code Issue | Carpet extends from corridor into Stir enclosure; 804.4.1 Minimum critical radiant flux. Interior floor finish and floor covering materials in exit enclosures, exit passageways and corridors shall not be less than ... Class II in Groups ..E, In all areas, floor covering materials shall comply with the DOC FF-1 "pill test" (CPSC 16 CFR, Part 1630). | | #359 | | | X | X | | | Confirm carpet extending into Stair enclosure is at least Class II and complies with DOC FF-1; Alternatively, remove carpet from stair enclosure and replace with VCT | 72 sf | \$2,128 | | | |
| SF-36 | Arch | Stair 1 Stair 2 | ADA/ Code Issue | Handrail assembly at Stair 1 is not compliant with current code requirements (780 CMR 8th Edition, 521 CMR, and ADA 2010 Standards); | | #362 | | | X | X | | | Although handrail is original and assumed to be compliant under the code at the time of construction, it is not compliant with current ADA standards; Install new handrail assembly in accordance with ADA Standards | 120 lf | \$28,272 | | | |
| SF-37 | Arch | Classrooms | ADA/ Code Issue | Sinks in classrooms are not accessible | | #362 | | | X | X | | | Replace existing kitchen type sinks and base cabinet with new accessible sink with kneespace below | Included in 2F-21 above | | | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET ELEMENTARY SCHOOL | | | | | | | | | | | | | | | |
|-----------|------------|--|-----------------|--|---------|-------------------|----------|-----|------|--------------|--------------|--------------|---|----------------------------------|---------------|------|-------|
| AREA: | | Second Floor: Classrooms | | | | | | | | | | | | | | | |
| Issue # | Discipline | Location | 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 |
| SF-38 | Arch | Boy's Toilet Room 209 & Girl's Toilet Room 210 | ADA/ Code Issue | 12-inch pull-side clearance at latch side of door not provided | | #362 | | | X | X | | | Install automatic door openers | 2 | \$7,600 | | |
| SF-39 | Arch | Boy's Toilet Room 209 & Girl's Toilet Room 210 | ADA/ Code Issue | Lav sinks are not handicap accessible | | #362 | | | X | X | | | Replace 1 of the 3 lav sinks with accesible sink, faucet and pipe insulation | 2 | \$3,024 | | |
| SF-40 | Arch | Boy's Toilet Room 209 & Girl's Toilet Room 210 | ADA/ Code Issue | Toilet stalls are not accessible | | #362 | | | X | X | | | Replace 2 WC stalls with a single accessible WC stall (Confirm with plumbing inspector regarding reduction in number of fixtures) | 2 | \$4,104 | | |
| SF-41 | Arch | Boy's Toilet Room 209 | ADA/ Code Issue | Urinals are not accessible | | #362 | | | X | X | | | Replace 2 of the 5 urinals with a single accessible urinal with privacy screen and 30-inch clear width; (Confirm with plumbing inspector regarding reduction in number of fixtures) | 1 | \$4,240 | | |
| SF-42 | Arch | Classroom Doors | ADA/ Code Issue | Door hardware is not accessible (knobs) | | #362 | | | | | | | Replace knod locksets with lever locksets | Included in 2F-9 and 2F-15 above | | | |
| SF-43 | Arch | Women's Toilet Room 215 | ADA/ Code Issue | Toilet stall and sink are not accessible | | #362 | | | X | X | | | Change toilet room fixtures with accessible toilet, sink and accessories1 | 1 LS | \$15,200 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET SCHOOL | | | | | | | | | | | | | | |
|-----------|------------|----------------------|---------|--|---------|----------|-----|------|--------------|--------------|--------------|--|---------------------|---------------|-----------|-----------|
| AREA: | | Building Envelope | | | | | | | | | | | | | | |
| 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 |
| E1 | Envelope | Typical | Walls | Failed sealants at wall transitions, penetrations, expansion joints, and window perimeters | | | X | | X | | | Replace failed sealants; plan for regular sealant maintenance including replacement approximately every 5-10 years. | 100% = ± 3,200 l.f. | \$ 121,600 | | |
| E2 | Envelope | Various | Walls | Cracked and broken 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). Remove loose pieces of masonry and replace broken units as required. | 30 s.f. | | \$ 3,631 | |
| E3 | Envelope | Typical | Walls | Deteriorated mortar joints | | | X | | | X | | Rout and point mortar joints. Assume 5% pointing. New pointing expected lifespan approximately 50 years. | 5% = ± 750 s.f. | | \$ 41,895 | |
| E4 | Envelope | Typical | Walls | Efflorescence and algae staining on brick masonry | | X | | | | | X | Investigate to determine source of staining, address source, and clean masonry. | 50% = ± 7,500 s.f. | | | \$ 49,590 |
| E5 | Envelope | Typical | Walls | Deteriorated EIFS cladding | | | X | | X | | | Patch damaged EIFS. | 1,000 s.f. | \$ 38,000 | | |
| E6 | Envelope | Typical | Walls | Deteriorated PVC cladding, open joints and fastener holes; exposed sheathing below. | | | | X | X | | | Replace damaged PVC cladding. Budget for periodic replacement of damaged sections. | 25 s.f. | \$ 950 | | |
| E7 | Envelope | North Elevation | Walls | Deteriorated wood cladding | | X | | X | X | | X | The wood cladding has holes, peeling paint, and loose battens which are a falling hazard. Repair falling hazards immediately. Other deterioration can be addressed later. | 100 s.f. | \$ 5,320 | | |
| E8 | Envelope | East Elevation | Grounds | Unstable wood stairs, railing, and platform | | | | X | X | | | The unstable stairs, railing, and platform are a safety hazard. Repair immediately. | 3 locations | \$ 15,960 | | |

Condition Assessment Matrix

| BUILDING: | | SPRING STREET SCHOOL | | | | | | | | | | | | | | |
|-----------|------------|----------------------|--------|---|---------|----------|-----|------|--------------|--------------|--------------|---|---|---------------|-----------|-------|
| AREA: | | Building Envelope | | | | | | | | | | | | | | |
| 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 |
| E9 | Envelope | North Elevation | Walls | Missing section of downspout | | | | X | X | | | The missing downspout is resulting in deterioration of the wood cladding. Replace the missing section of downspout. | 1 location | \$ 912 | | |
| E10 | Envelope | West Elevation | Walls | Displaced window head flashing | | | X | | X | | | Repair displaced section of window head flashing. | 1 location | \$ 1,824 | | |
| E11 | Envelope | Various | Roof | Bubbles at roof edge strip flashing | | | X | | | X | | Cut and flatten bubbles. Provide EPDM patches. | 800 l.f. | | \$ 44,688 | |
| E12 | Envelope | South Side | Roof | Damaged main roof counterflashing and open seam in roofing, damaged roofing | | | | X | X | | | Replace damaged section of counterflashing, patch open seam and damaged roofing. | 1 location; ± 5 l.f. of counterflashing | \$ 4,104 | | |
| E13 | Envelope | South Side | Roof | Ponding water and crazed sealant at pitch pocket penetration | | | X | | | X | | Replace pitch pocket. | 1 location | | \$ 4,655 | |
| E14 | 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. | 10 locations | \$ 1,520 | | |
| E15 | | | Roof | | | | | | X | | | inner courtyard roof guardrail | 350 | \$ 159,600 | | |
| | | | | | | | | | | | | | 1 yr | 5 yr | 10 yr | |
| | | | | | | | | | | | | Envelope Cost Total | \$ 349,790 | \$ 94,869 | \$ 49,590 | |

Condition Assessment Matrix

| BUILDING: | | Spring Street School | | | | | | | | | | | | | | |
|-----------|------------|--|------------------------|--|---------|----------|-----|------|--------------|--------------|--------------|---|----------|---------------|-------|----------|
| AREA: | | INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS | | | | | | | | | | | | | | |
| 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 |
| S-1 | Struct | All Exterior Elevations | Exterior | The parging along the concrete foundation is spalling. | 1 | X | | | | | X | The spalled parging should be patch repaired. | 150 SF | | | \$11,571 |
| S-2 | Struct | All Exterior Elevations | Exterior Concrete | There are some shrinkage cracks in the concrete foundation spread out around the building. | | X | | | | | X | The cracks should be epoxy injected. | 10 LF | | | \$551 |
| S-3 | Struct | West elevation north corner, elevator shaft, gym wall, north corner by main entrance | Exterior Brickwork | There is efflorescence on the brickwork indicating water infiltration. | | | X | | | | X | The source of water should be determined and repaired. | - | | | \$12,122 |
| S-4 | Struct | West Elevation south windows | Exterior | There are stains on the parging above the windows, possibly from rusting metal behind. | | X | | | | | X | The framing should be exposed and repaired as needed. | 2 loc'n | | | \$28,652 |
| S-5 | Struct | West Elevation foundation south end | Exterior Brickwork | The mortar joints above the foundation are eroded. | | X | | | | | X | The mortar joints should be cut and pointed. | 50 SF | | | \$3,306 |
| S-6 | Struct | West Elevation gym construction joint | Exterior Brickwork | The sealant is cracked and damaged. | | X | | | | | X | The sealant should be replaced. | 15 LF | | | \$827 |
| S-7 | Struct | West Elevation center of gym wall | Exterior Brickwork | There is a broken brick and an old anchor. | | X | | | | | X | The anchor should be removed and the damaged bricks replaced. | 1 loc'n | | | \$5,510 |
| S-8 | Struct | North Elevation | Exterior Brickwork | There is moss on the brickwork for most of the elevation indicating that this part of the wall stays damp. | | X | | | | | X | The moss should be removed the wall monitored for increased deterioration | N/A | | | |
| S-9 | Struct | West Elevation of modular unit | Exterior Wood Finishes | There are areas of rotted sheathing but the framing behind appears to be in good condition. | | | X | | | | X | The damaged sheathing should be replaced to better protect the framing. | 1 loc'n | | | \$5,510 |
| S-10 | Struct | North Elevation and East Elevation upper parging north end | Exterior | There is a hole in the parging and some spalling areas. | 1 | X | | | | X | | The parging should be repaired. | 8 SF | | \$521 | |

Condition Assessment Matrix

| BUILDING: | | Spring Street School | | | | | | | | | | | | | | | |
|-----------|------------|--|--------------------|--|---------|----------|-----|------|--------------|--------------|--------------|------------|--|---------------|------|---------|----------|
| AREA: | | INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS | | | | | | | | | | | | | | | |
| 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 | |
| S-11 | Struct | East Elevation southern construction joint | Exterior Brickwork | The old sealant should be replaced. | | X | | | | | X | | The old sealant should be replaced. | 15 LF | | | \$827 |
| S-12 | Struct | East Elevation at auditorium roof | Exterior Brickwork | There is a crack in the joint at the flashing. | 2 | X | | | | X | | | The cracked joint should be cut and pointed. | 5 LF | | \$698 | |
| S-13 | Struct | South East and North Elevations upper wall vents | Exterior Brickwork | There is rust jacking of the vent lintels. | | X | | | | X | | | The lintel should be replaced and the damaged masonry repaired. | 4 loc'n | | \$9,310 | |
| S-14 | Struct | East Elevation gym and storage north corners | Exterior Brickwork | There are cracks in the brick masonry and damaged bricks. | | X | | | | | X | | The cracks should be cut and pointed and the damaged units replaced. | 20 SF | | | \$2,865 |
| S-15 | Struct | East Elevation south windows | Exterior | That paint is peeling from the parging indicating possible water infiltration. | | X | | | | | X | | No Work | N/A | | | |
| S-16 | Struct | East Elevation Gym upper wall | Exterior Brickwork | There are cracks at the old ladder anchors. | 3 | X | | | | | X | | The anchors should be removed and the damaged bricks replaced. | 2 loc'n | | | \$11,020 |
| S-17 | Struct | East Elevation Gym upper wall south corner | Exterior Brickwork | The mortar joints are eroded. | | X | | | | | X | | The mortar joints should be cut and pointed. | 5 SF | | | \$331 |
| S-18 | Struct | South Elevation West End | Exterior Brickwork | The mortar joints are eroded. | | X | | | | | X | | The mortar joints should be cut and pointed. | 100 SF | | | \$6,612 |
| S-19 | Struct | East Elevation Overhang Landing | Exterior Concrete | There are cracks and spalls in the concrete landing and stairs. | | X | | | | | X | | The cracks should be epoxy injected and the spalls patched. | 10 SF | | | \$661 |
| S-20 | Struct | Gym Interior Masonry Walls at Steel Columns | Interior Masonry | There are cracks at the steel column locations possibly due to rusting of the columns. | | | X | | | | X | | The embeded steel framing should be exposed, repaired as needed and the masonry rebuilt. | 80 LF | | \$9,682 | |

Condition Assessment Matrix

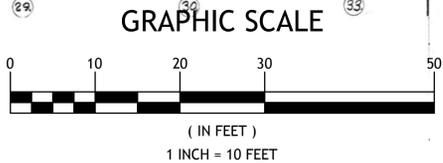
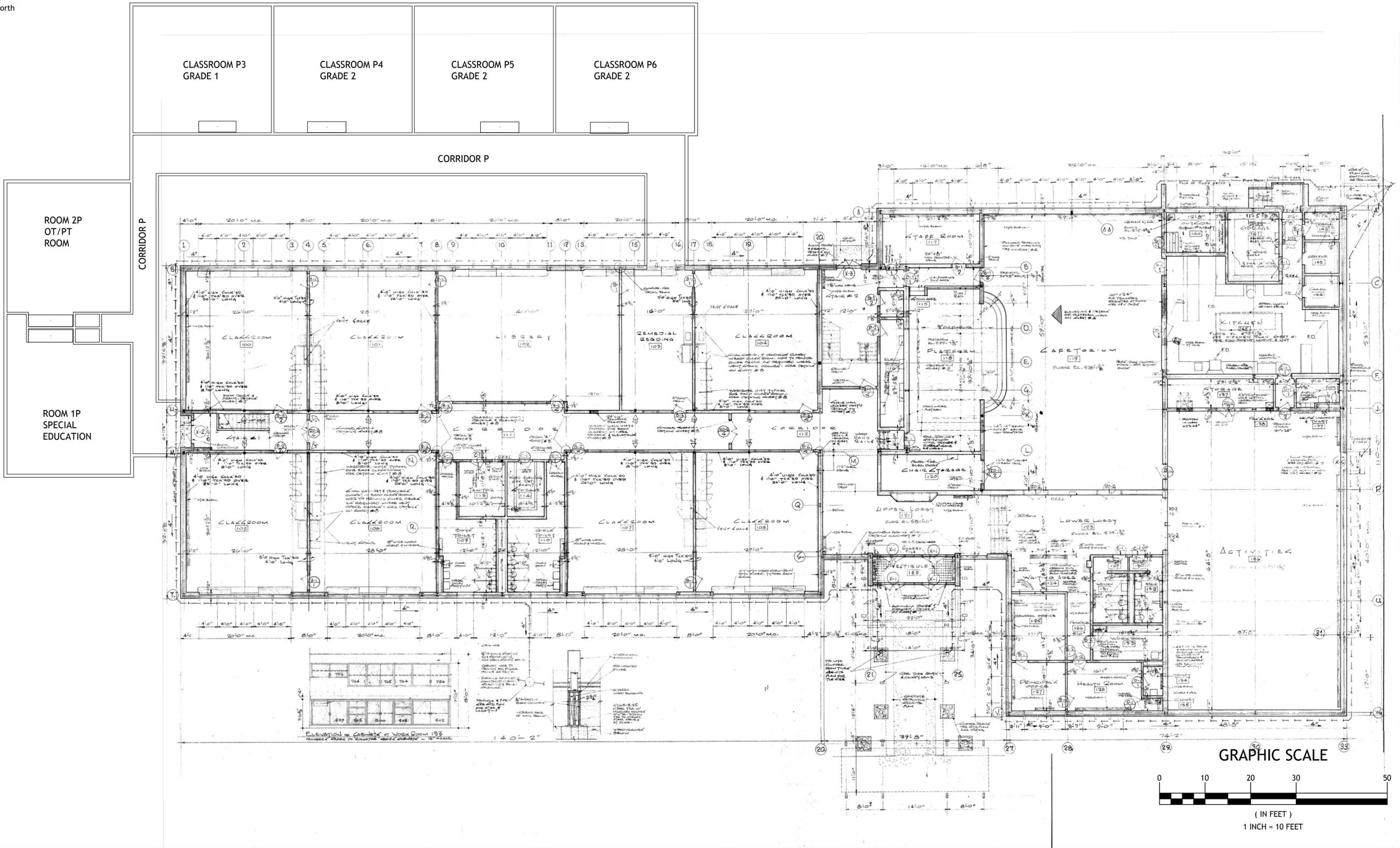
| BUILDING: | | Spring Street School | | | | | | | | | | | | | | | |
|-----------|------------|--|------------------|--|---------|----------|-----|------|--------------|--------------|--------------|---------------------------------------|--|---------------|-------|----------|----------|
| AREA: | | INTERIOR AND EXTERIOR STRUCTURAL SYSTEMS | | | | | | | | | | | | | | | |
| 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 | |
| S-21 | Struct | Interior Intersection Wall | Interior Masonry | The joints between some of the partition walls and the exterior walls is open. | 4 | X | | | | | | X | The joints should be pointed and monitored for cracking which would indicate active movement of the walls. | 120 LF | | | \$7,934 |
| S-22 | Struct | Interior North Stairwall | Interior Masonry | There is a step crack at the stair landing. | | X | | | | | | X | The damaged units should be repaired and the cracked mortar joints cut and pointed. | 10 LF | | | \$1,433 |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 1 yr | 5 yr | 10 yr | | |
| | | | | | | | | | | | | Structural Building Cost Total | | | \$0 | \$20,212 | \$99,731 |

Condition Assessment Matrix

| BUILDING: | | | | SPRING STREET SCHOOL | | | | | | | | | | | | |
|-----------------------------------|-----------------|----------|------------------|---|---------|----------|-----|------|--------------|--------------|--------------|--|--------------------|---------------|------|-------------|
| AREA: 37,200 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 | | Lighting | Provide all new LED lighting throughout the school | SSS E1 | X | | | | | X | See Electrical Narrative | 34,400 Sqaure Feet | | | \$606,541 |
| EL2 | Electrical | | Lighting | Provide all new automatic lighting controls | SSS E2 | X | | | | | X | See Electrical Narrative | 37,200 Sqaure Feet | | | \$245,966 |
| EL3 | Electrical | | Lighting | Provide new T5 High output 6-lamp pendant mounted fixtures in the GYM | | X | | | | | X | See Electrical Narrative | 9 | | | \$8,926 |
| EL4 | Electrical | | Power | Provide all new Power distribution equipment | SSS E3 | X | | | | | X | See Electrical Narrative (1) 1000A MCB, (1) 1000A main switchboard, (1)150KVA transformer, (1)30kva transformer, (8) 225A panels | Per Commen tary | | | \$198,360 |
| H1 | HVAC | | HVAC | New HVAC system is currently being designed | | | | | | | | See HVAC Narrative | N/A | | | |
| P1 | Plumbing | | Plumbi ng | Replace existing lavatories faucets with automatic faucets | SSS P1 | X | | | | | X | See Plumbing Narrative | 30 | | | \$49,590 |
| P2 | Plumbing | | Plumbi ng | Replace existing water closets flush valves with automatic flush valves | SSS P2 | X | | | | | X | See Plumbing Narrative | 20 | | | \$28,652 |
| P3 | Plumbing | | Plumbi ng | Replace existing urinals flush valves with automatic flush valves | SSS P3 | X | | | | | X | See Plumbing Narrative | 10 | | | \$18,734 |
| FP1 | Fire Protection | | Fire Protecti on | Install Fire Protection system | | X | | | | | X | See Fire Protection Narrative a new fire protection system should be installed during the next major renovation | 37,200 Sqaure Feet | | | \$1,350,695 |
| HZ1 | HAZMAT | | | No action required | | | | | | | | See Hazardous Materials Narrative | | | | |
| | | | | | | | | | | | | 1 yr | 5 yr | 10 yr | | |
| MEP/FP Building Cost Total | | | | | | | | | | | | \$0 | \$0 | \$2,507,464 | | |



Project North



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Project North

