

School Building Authority at the Rhode Island Department of Education

LEA Condition Data Review

Statewide Facilities Survey & Prioritization Planning Services

August 2016

Introduction

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

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

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

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

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

Process Overview

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

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

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

Traffic – evaluation of traffic infrastructure surrounding school facilities

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

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

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

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

Data Overview

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

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

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

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

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

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

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

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

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

We welcome your participation and collaboration

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

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



LEA Review Report

Agnes B. Hennessey School | August 2016

Address: 75 Fort Street, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built:	1957
Building Area:	34,845
Capacity:	194

**Agnes B. Hennessey School****Site Level Deficiencies****Site**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9839	Asphalt Paving Requires Replacement	Deferred Maintenance	63	CAR	2
9840	Asphalt Walks Require Replacement	Functional Deficiency	3,882	SF	2
	Note: There are large cracks and pot holes in the asphalt sidewalk.				
9838	Asphalt Paving Requires Replacement	Deferred Maintenance	35	CAR	3
	Note: Asphalt parking is cracked and weathered.				
11632	Crosswalk Requires Repainting	Traffic	9	Ea.	3
	Note: Add crosshatching to crosswalks				

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9842	The Pole Lighting Is Missing And Needed	Functional Deficiency	4	Ea.	3
	Note: There is currently not enough illumination around the school. Pole lights should be added.				

Building: 01 - Main Building**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9844	The Exterior Soffit Requires Repainting	Deferred Maintenance	2,400	SF	2
	Note: Soffit paint is faded, bubbled, and peeling.				
9845	The Aluminum Storefront Exterior Door Requires Repair	Deferred Maintenance	2	Door	3
	Location: 1989 wing				
9860	The Brick Exterior Requires Repointing	Deferred Maintenance	1,000	SF Wall	3
9846	The Glass Pane In The Steel Exterior Window Requires Replacement	Deferred Maintenance	240	SF	3
	Location: Rooms 10 & 11 and corridor				
9881	Glass Block Requires Replacement	Capital Renewal	144	SF	4

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9857	Interior Ceramic Walls Require Repair Or Replacement	Functional Deficiency	500	SF Wall	2
	Location: 1989 wing boy's restroom and corridors				
9856	Interior Toilet Partition Requires Repair	Deferred Maintenance	10	Ea.	2
9879	Interior Walls Require Repainting (Bldg SF)	Deferred Maintenance	13,027	SF	2
	Note: Interior wall paint is chipped and worn. Walls should be repainted.				
	Location: 1957 wing				
22390	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	2
	Note: Univent				
	Location: Floor:1, Room:Classroom 17				
22392	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	2
	Note: Univent				
	Location: Floor:1, Room:Hall by Faculty Bathrooms				
22394	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	2
	Note: Univent				
	Location: Floor:1, Room:Classroom 4				
22397	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	4	Ea.	2
	Note: Wood Closet Door				
	Location: Floor:1, Room:Hall from Room 4 - Room 1				
22400	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	2
	Note: Univent				
	Location: Floor:1, Room:Classroom 1				



Agnes B. Hennessey School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22403	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Girls' Bathroom	Hazardous Material	1	Ea.	2
22407	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Girls' Bathroom	Hazardous Material	1	Ea.	2
22418	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Closet Door Location: Floor:1, Room:Classroom 5	Hazardous Material	6	Ea.	2
22419	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 5	Hazardous Material	1	Ea.	2
22422	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 6	Hazardous Material	1	Ea.	2
22426	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 7	Hazardous Material	1	Ea.	2
22428	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Closet Door Location: Floor:1, Room:Classroom 7	Hazardous Material	5	Ea.	2
22432	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 8	Hazardous Material	1	Ea.	2
22436	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 9	Hazardous Material	1	Ea.	2
22438	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22442	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: Floor:Exterior, Room:Door 14	Hazardous Material	1	Ea.	2
22398	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Baseboard Heater Location: Floor:1, Room:Hall to Gym	Hazardous Material	64	LF	2
22401	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 1	Hazardous Material	6	LF	2
22423	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 6	Hazardous Material	6	LF	2
22427	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 7	Hazardous Material	6	LF	2



Agnes B. Hennessey School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22433	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 8	Hazardous Material	6	LF	2
22441	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Handrail Location: Floor:Exterior, Room:Door 20	Hazardous Material	60	LF	2
22443	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Handrail Location: Floor:Exterior, Room:Door 11	Hazardous Material	20	LF	2
22444	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Trim Location: Floor:Exterior, Room:Door 10	Hazardous Material	7	LF	2
22445	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Trim Location: Floor:Exterior, Room:Door 9	Hazardous Material	7	LF	2
22446	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Trim Location: Floor:Exterior, Room:Door 8	Hazardous Material	7	LF	2
22447	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Handrail Location: Floor:Exterior, Room:Door 3	Hazardous Material	30	LF	2
22384	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 12	Hazardous Material	100	SF	2
22385	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 13	Hazardous Material	100	SF	2
22386	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 14	Hazardous Material	200	SF	2
22387	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 15	Hazardous Material	50	SF	2
22388	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 16	Hazardous Material	50	SF	2
22389	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 17	Hazardous Material	50	SF	2
22391	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 18	Hazardous Material	100	SF	2
22408	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Girls' Bathroom	Hazardous Material	65	SF	2



Agnes B. Hennessey School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22415	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Storage	Hazardous Material	200	SF	2
22417	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 5	Hazardous Material	50	SF	2
22440	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: High Wood Trim Location: Floor:Exterior, Room:Door 1	Hazardous Material	150	SF	2
9848	Interior Doors Require Replacement	Capital Renewal	30	Door	3
9849	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: Original 9x9 tile should be replaced.	Hazardous Material	15,889	SF	3
9847	The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	13,825	SF	3
9851	The Ceramic Tile Flooring Requires Replacement Location: Nurse's office restroom	Capital Renewal	72	SF	3
9850	The Vinyl Composition Tile Requires Replacement	Functional Deficiency	12,823	SF	3

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9876	Steam Heat Exchanger Requires Replacement Note: Heat exchanger is old and difficult to access for maintenance.	Capital Renewal	1	Ea.	2
9866	The Air Handler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2
9867	Air Compressor Is Inoperable And Requires Replacement	Deferred Maintenance	1	Ea.	3
9871	Ductwork Requires Replacement (SF Basis)	Capital Renewal	34,845	SF	3
9880	Replace Unit Vent	Capital Renewal	9	Ea.	3
9870	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	48	Ea.	3
9872	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	34,845	SF	3
9877	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	34,845	SF	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9873	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
9874	The Lighting Fixtures Require Replacement	Capital Renewal	34,845	SF	2
9868	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
9869	The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2
9858	The Electrical Receptacles Are Inadequate And More are Needed Note: Each classroom needs and additional electrical receptacle.	Functional Deficiency	25	Ea.	3
9841	The Mounted Building Lighting Requires Replacement	Capital Renewal	10	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9865	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	34,845	SF	3
9854	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	24	Ea.	3
9863	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3
9843	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	25	Ea.	4
9859	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4
9864	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	3	Ea.	4
9853	The Restroom Lavatories Plumbing Fixtures Require Replacement Note: Restroom lavatories are aged and many are non-compliant.	Capital Renewal	20	Ea.	4

Fire and Life Safety

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9861	Fire Alarm Is Missing Or Inadequate	Code Compliance	34,845	SF	1

**Agnes B. Hennessey School****Fire and Life Safety**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
	Note: Current alarm system is old and does not meet code.				

Technology

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
18624	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add one (1) more door.	Technology	1	Ea.	3
18618	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	48	Ea.	3
18626	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	19	Ea.	3
18615	Technology: Intermediate Telecommunications Room needs minor improvements. Note: IDF 1 is low density wall-mount rack, add secure cabinet.	Technology	1	Ea.	3
18616	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF 1 lacks UPS unit, add UPS unit.	Technology	1	Ea.	3
18613	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18612	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF has in shared (storage) space, dedicate. WARM when surveyed.	Technology	1	Ea.	3
18617	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	48	Ea.	3
18622	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	48	Ea.	3
18623	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	34,845	SF	3
18625	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 4 analog cameras, and front door intercom, refresh and add 21 cameras.	Technology	25	Ea.	3
18619	Technology: Special Space AV/Multimedia systems are in need of minor improvements. Note: Add projection to cafeteria.	Technology	1	Room	3
18614	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18620	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	23	Ea.	3
18621	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

Specialties

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9878	Replace Cabinetry In Classes/Labs Note: Original casework in classroom is damaged, delaminating, and should be replaced.	Deferred Maintenance	7	Room	2

**Agnes B. Hennessey School****Agnes B. Hennessey School - Life Cycle Summary Yrs 1-10****Building: 01 - Main Building****Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Swinging Doors	Steel	1957	1	Door	3
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1989	3,475	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1989	13,825	SF	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1957	720	SF	5
Interior Door Supplementary Components	Door Hardware	1989	52	Door	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	13,027	SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1989	13,268	SF	7

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Heat Generation	Boiler - Cast Iron - Water (3264 MBH)	1989	1	Ea.	8
Exhaust Air	Roof Exhaust Fan	1957	23	Ea.	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	2014	1	Ea.	8

Note: 150 gallon



Agnes B. Hennessey School

DRAFT



LEA Review Report

Alice M. Waddington School | August 2016

Address: 101 Legion Way, Riverside, RI 02915

Report Generated: August 22, 2016



Year Built: **1954**

Building Area: **59,953**

Capacity: **345**

**Alice M. Waddington School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9024	Asphalt Paving Requires Replacement Note: Asphalt is aged with several large cracks, pot holes, and alligating.	Capital Renewal	96	CAR	1
9031	Asphalt Paving Requires Replacement Note: Kindergarten play area asphalt has several large holes creating a hazard.	Deferred Maintenance	10	CAR	1
9026	Asphalt Walks Require Replacement Note: Several cracks in asphalt walks	Capital Renewal	8,372	SF	1
9027	Concrete Walks Require Replacement Note: Over life cycle. Several cracks in concrete causing trip hazard. Teacher fell in December.	Capital Renewal	4,240	SF	1
9025	Asphalt Paving Requires Replacement Note: Asphalt is over life cycle. Roadway where bus travels has large pot holes, cracks, and alligating.	Capital Renewal	70	CAR	4

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9028	The Pole Lighting Is Missing And Needed Note: Need more pole lights, minimal illumination.	Functional Deficiency	3	Ea.	3

Building: 01 - Main Building**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9029	Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired Note: Several blisters on the roof	Deferred Maintenance	100	Ea.	2
9030	Drains And Piping Are Needed To Eliminate Ponding	Functional Deficiency	5	Ea.	3

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9052	Handrail Requires Repainting	Deferred Maintenance	100	LF	2
9047	The Brick Exterior Requires Repointing	Deferred Maintenance	11,000	SF Wall	2
9034	The Exterior Soffit Requires Repair Note: Above west entry door	Deferred Maintenance	150	SF	2
9035	The Metal Exterior Door Requires Repair Note: Weather stripping on exterior entry doors is missing or damaged and needs to be replaced.	Deferred Maintenance	10	Door	2
9036	The Metal Exterior Door Requires Replacement Note: East entry	Capital Renewal	2	Door	2
9032	The Glass Pane In The Storefront Window Requires Replacement Note: Glass pane in 3'x3' window is damaged and needs replaced. Metal window.	Deferred Maintenance	9	SF	5

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9067	Interior Ceramic Walls Require Repair Or Replacement Note: 1st floor girls, boys.	Capital Renewal	250	SF	2
21984	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Location: Floor:1, Room:All Classrooms	Hazardous Material	20	Ea.	2
21985	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:All Classrooms	Hazardous Material	20	Ea.	2
21986	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:All Classrooms	Hazardous Material	180	LF	2



Alice M. Waddington School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
21987	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Metal Casework - Base Shelves Location: Floor:1, Room:All Classrooms	Hazardous Material	240	LF	2
21988	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:All Classrooms	Hazardous Material	180	LF	2
19673	Classroom Entry Doors Provide Insufficient Sound Isolation Note: All classrooms	Acoustics	45	Ea.	3
9063	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	47,953	SF	3
19675	Room Is Excessively Reverberant Note: Gym	Acoustics	3,375	SF	3
19676	Room Is Excessively Reverberant Note: Cafeteria	Acoustics	1,440	SF	3
9068	Stair Treads Require Replacement	Deferred Maintenance	50	LF	3
9037	The Acoustical Ceiling Tiles Require Replacement Note: Old, several stained and broken tiles as well.	Capital Renewal	36,447	SF	3
9043	The Gypsum Board Ceilings Require Repainting	Deferred Maintenance	18,506	SF	3
9048	The Terrazzo Flooring Requires Replacement Note: East corridor 1st floor	Capital Renewal	300	SF	3
9038	The Vinyl Composition Tile Requires Replacement Note: Vinyl flooring in gym, kitchen and 2nd floor lobby installed in 1969	Capital Renewal	12,075	SF	3
9065	Ceiling Grid Requires Replacement	Capital Renewal	36,447	SF	4
19674	Classroom Interior Doors Provide Insufficient Sound Isolation Note: All classrooms	Acoustics	3	Ea.	4
9044	Interior Toilet Partition Requires Repair Note: Several toilet partitions are rusted.	Deferred Maintenance	8	Ea.	4
21989	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Drywall Location: Floor:1, Room:All Classrooms	Hazardous Material	20	SF	4

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9053	The Exterior Chiller Requires Replacement Note: Broken and getting replaced this summer.	Capital Renewal	1	Ea.	2
9066	Replace Unit Vent	Capital Renewal	37	Ea.	3
9059	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	37	Ea.	3
9060	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	59,953	SF	3
9062	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	8,992	SF	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9054	The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2
9055	The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2
9056	The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2
9057	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
9058	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
10963	The Mounted Building Lighting Requires Replacement	Capital Renewal	10	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9051	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	59,953	SF	3
9040	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	30	Ea.	3
9049	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	8	Ea.	3
9041	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4
9033	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	29	Ea.	4



Alice M. Waddington School

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9046	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	5	Ea.	4
9050	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4
9039	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	25	Ea.	4

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18546	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (1) electronic doors, add one (2) more door.	Technology	1	Ea.	3
18541	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	120	Ea.	3
18548	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	23	Ea.	3
18538	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDF lack grounding system, add grounding system.	Technology	1	Ea.	3
18536	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate. Note: IDF is shared space with custodial office, relocate.	Technology	1	Ea.	3
18537	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18534	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18533	Technology: Main Telecommunications Room needs minor improvements. Note: MDF is not secured, it needs minor improvements/renovations.	Technology	1	Ea.	3
18540	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	135	Ea.	3
18545	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	96	Ea.	3
18547	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 6 digital cameras, and front door intercom, refresh and add 19 cameras.	Technology	25	Ea.	3
18542	Technology: Special Space AV/Multimedia system is inadequate. Note: Cafetorium/Multipurpose has no permanent AV/Multimedia system, add one.	Technology	1	Ea.	3
18535	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18539	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements. Note: IDF does not have independent AC, add AC unit.	Technology	1	Ea.	3
18543	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	25	Ea.	3
18544	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

**Alice M. Waddington School****Alice M. Waddington School - Life Cycle Summary Yrs 1-10****Building: 01 - Main Building****Roofing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Low-Slope Roofing	EPDM - Rubber Roofing Material	1954	40,000	SF	9

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Tile Flooring	Ceramic Tile	1969	1,574	SF	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	2007	47,953	SF	7
Suspended Plaster and	Painted ceilings	2000	18,506	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exhaust Air	Roof Exhaust Fan	1954	21	Ea.	4
HVAC Air Distribution	Ductwork (Bldg.SF)	1954	8,000	SF	5
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1954	50,961	SF	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2016	1	Ea.	10
	Note: 75 gallon				
Domestic Water Equipment	Gas Piping System (BldgSF)	1954	59,953	SF	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2013	59,953	SF	9



Alice M. Waddington School

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LEA Review Report

East Providence Career & Technical Center | August 2016

Address: 1998 Pawtucket Ave, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: **1970**
Building Area: **45,511**
Capacity: **222**

**East Providence Career & Technical Center****Site Level Deficiencies****Site**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11037	Asphalt Paving Requires Replacement Note: Asphalt parking area has large cracks, potholes, and significant alligating.	Functional Deficiency	123	CAR	1
11038	Asphalt Paving Requires Replacement Note: There are large cracks, potholes, and significant alligating in the asphalt roadway.	Functional Deficiency	100	CAR	1
11039	Concrete Walks Require Replacement Note: Concrete walkways are weathered with large cracks.	Deferred Maintenance	6,853	SF	2

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11040	The Pole Lighting Requires Replacement	Capital Renewal	2	Ea.	3

Building: 01 - Main Bldg**Roofing**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11045	The Single-Ply Membrane Roof Covering Requires Replacement Note: There are multiple leaks, areas of ponding, and tears in the roof membrane.	Deferred Maintenance	43,000	SF	2

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11044	The Aluminum Window Requires Replacement Note: 9 @ 3'x3'; 1 @ 3'x8'	Functional Deficiency	105	SF	1
11073	The Concrete Pre-Cast Panel Requires Replacement (Bldg SF) Note: Concrete panels are missing or are damaged.	Capital Renewal	5,000	SF	2
11057	The Brick Exterior Requires Repointing	Deferred Maintenance	5,000	SF Wall	3
11043	The Overhead Door Requires Replacement Note: Original door in wood shop should be replaced.	Capital Renewal	1	Door	3

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11047	Interior Walls Require Repainting	Functional Deficiency	10,000	SF Wall	1
22340	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22343	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Faculty Women's Bathroom	Hazardous Material	1	Ea.	2
22345	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Handrail Location: Floor:Exterior, Room:Door 13	Hazardous Material	30	LF	2
22346	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Handrail Location: Floor:Exterior, Room:Door 14	Hazardous Material	30	LF	2
22341	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	310	SF	2
22342	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Faculty Men's Bathroom	Hazardous Material	115	SF	2



East Providence Career & Technical Center

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22344	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Auto Body	Hazardous Material	100	SF	2
11049	The Vinyl Composition Tile Requires Replacement Note: Original VCT flooring is cracked and worn.	Deferred Maintenance	11,936	SF	2
11062	Interior CMU Walls Require Repair Location: Room 307 and electrical room	Deferred Maintenance	1,000	SF	3
11048	Interior Doors Require Replacement Note: Original wood doors should be replaced.	Capital Renewal	58	Door	3
11076	Interior Ceramic Walls Require Repair Or Replacement Note: Ceramic tile walls are chipped with missing tiles. Location: At drinking fountains	Capital Renewal	200	SF	4
11041	Interior Gypsum Board Walls Require Repair Location: Room 302 and auto shop	Deferred Maintenance	250	SF Wall	4
11053	Interior Toilet Partition Requires Repair Location: Boy's restroom	Deferred Maintenance	4	Ea.	4
11046	The Acoustical Ceiling Tiles Require Replacement Location: Rooms 302, 314, 313, restrooms, auditorium	Capital Renewal	500	SF	5
11056	The Concrete Flooring Requires Repair Or Repainting Location: Auto shop floor	Deferred Maintenance	5,544	SF	5

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11066	Electric Unit Heater Requires Replacement	Capital Renewal	2	Ea.	3
11075	Replace Unit Vent	Capital Renewal	13	Ea.	3
11068	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	31	Ea.	3
11077	1200 KW Emergency Generator	Deferred Maintenance	1	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11069	Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2
11070	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
11071	The Lighting Fixtures Require Replacement	Capital Renewal	43,000	SF	2
11063	The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2
11064	The Panelboard Requires Replacement	Capital Renewal	11	Ea.	2
11065	The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2
11054	The Electrical Receptacles Are Inadequate And More are Needed Note: More receptacles are needed per classroom.	Functional Deficiency	25	Ea.	3
11050	The Mounted Building Lighting Requires Replacement	Capital Renewal	16	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11067	Backflow Preventer Requires Replacement Note: Backflow preventer is rusted and showing signs of leaks.	Capital Renewal	1	Ea.	2
11052	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	19	Ea.	3
11060	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3
11042	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	13	Ea.	4
11055	The Custodial Mop Or Service Sink Requires Replacement Note: Mop sinks are rusted and damaged.	Deferred Maintenance	5	Ea.	4
11061	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	4	Ea.	4
11051	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	23	Ea.	4



East Providence Career & Technical Center

Fire and Life Safety

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11058	Fire Alarm Is Missing Or Inadequate	Code Compliance	43,000	SF	1

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18679	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	120	Ea.	3
18677	Technology: Intermediate Telecommunications Room needs M/E improvements. Note: IDF 1 is not secure, low density, add wall mount cabinet.	Technology	1	Ea.	3
18678	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18675	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18674	Technology: Main Telecommunications Room is not dedicated and/or inadequate. Note: MDF in classroom, secure and dedicate.	Technology	1	Ea.	3
18682	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have two (2) data drops, add three (3) drops per classroom.	Technology	48	Ea.	3
18683	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 2 digital cameras, and front door intercom, refresh and add 18 cameras.	Technology	20	Ea.	3
18676	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18680	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	18	Ea.	3
18681	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11074	The Metal Student Lockers Require Replacement Note: Combination locks do not work and multiple lockers have missing doors.	Functional Deficiency	295	Ea.	1

Building: 02 - Greenhouse #2

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11082	Greenhouse (polycarbonate) Walls Require Replacement (Bldg SF) Note: Missing polycarbonate walls.	Functional Deficiency	1,012	SF	1
12520	The Exterior Wood Requires Replacement (Bldg SF)	Capital Renewal	338	SF	4

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11080	Electric Unit Heater Requires Replacement	Capital Renewal	1	Ea.	3

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11081	The Lighting Fixtures Require Replacement	Capital Renewal	1,350	SF	2
11079	The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3

Building: 03 - Greenhouse #3

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11088	Greenhouse (polycarbonate) Walls Require Replacement (Bldg SF) Note: Polycarbonate walls are missing.	Functional Deficiency	540	SF	1

**East Providence Career & Technical Center****Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11083	The Wood Exterior Door Requires Replacement Note: Missing doors.	Functional Deficiency	2	Door	1

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11086	Electric Unit Heater Requires Replacement	Capital Renewal	1	Ea.	3
11085	Exhaust Fan Ventilation Requires Replacement	Capital Renewal	2	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11087	The Lighting Fixtures Require Replacement	Capital Renewal	540	SF	2
11084	The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3

Building: 04 - Greenhouse #4**Exterior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11093	Greenhouse (polycarbonate) Walls Require Replacement (Bldg SF) Note: Missing polycarbonate walls.	Functional Deficiency	540	SF	1
11089	The Wood Exterior Door Requires Replacement Note: Missing doors.	Functional Deficiency	2	Door	1

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11091	Electric Unit Heater Requires Replacement	Capital Renewal	1	Ea.	3

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11092	The Lighting Fixtures Require Replacement	Capital Renewal	540	SF	2
11090	The Mounted Building Lighting Requires Replacement	Capital Renewal	2	Ea.	3

Buildings with no reported deficiencies

05 - Storage

**East Providence Career & Technical Center****East Providence Career & Technical Center - Life Cycle Summary Yrs 1-10****Building: 01 - Main Bldg****Exterior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	1970	1,809	SF	4
Note: 165 @ 3x3; 18 @ 3x6					

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Suspended Plaster and	Painted ceilings	2011	324	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	2011	31,782	SF	5
Tile Flooring	Ceramic Tile	1970	6,600	SF	5
Carpeting	Carpet	2013	1,596	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1970	10,000	SF	7
Fluid-Applied Flooring	Epoxy Coating	2011	1,568	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Evaporative Air-Cooling	Evaporative Cooler (1,785 CFM)	1970	2	Ea.	5
HVAC Air Distribution	AHU 20,000 CFM Interior	1970	1	Ea.	5
HVAC Air Distribution	Ductwork (Bldg.SF)	1970	8,000	SF	5
HVAC Air Distribution	AHU 2,000 CFM Outdoor	1970	3	Ea.	5
Exhaust Air	Roof Exhaust Fan	1970	31	Ea.	6
Decentralized Cooling	Condenser - Outside Air Cooled (3 Tons)	1970	20	Ea.	8
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	1970	2	Ea.	8
Decentralized Cooling	Package DX Unit (15 Ton)	1970	1	Ea.	8
Decentralized Cooling	Package DX Unit (10 Ton)	1970	1	Ea.	8
Note: 8 ton					
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1970	43,000	SF	10
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1970	43,000	SF	10

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Transfer Switches	208/120v Switch (Amps)	1970	100	Amps	6

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Compressed-Air Systems	Air Compressor (2 hp)	1970	1	Ea.	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1970	43,000	SF	5
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1970	2	Ea.	7
Note: 120 gallon					

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1970	7	Room	5



East Providence Career & Technical Center

Building: 02 - Greenhouse #2

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Entrance Doors	Wood	1970	1	Door	5

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East Providence Career & Technical Center

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LEA Review Report

East Providence High School | August 2016

Address: 2000 Pawtucket Avenue, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: **1952**
Building Area: **340,087**
Capacity: **1,667**

**East Providence High School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11095	Asphalt Paving Requires Replacement Note: Many areas are cracked and alligatored with potholes throughout.	Functional Deficiency	102	CAR	1
11096	Asphalt Paving Requires Replacement Note: Parking lot has large cracks, alligatoring, and pot holes.	Functional Deficiency	448	CAR	1
11131	Site Drainage Requires Regrading Location: Front entry	Functional Deficiency	1,200	SF	1
11097	Concrete Walks Require Replacement Note: Concrete walkways have large cracks and are uneven.	Functional Deficiency	22,913	SF	2
11656	Traffic Signage Is Required Note: Add flashing beacon to school zone signs	Traffic	2	Ea.	3

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11099	The Pole Lighting Is Missing And Needed Note: There is currently only one pole light at the entrance to the main parking lot. Additional pole lighting should be added.	Functional Deficiency	3	Ea.	3
11098	The Pole Lighting Requires Replacement	Capital Renewal	1	Ea.	3

Building: 01 - Main Building**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11130	Built-up Roofing With Aggregate Ballast Requires Replacement	Deferred Maintenance	1,249	SF	2
11129	Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	2,500	SF	3

Structural

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
24671	Major Structural Condition Exists Note: Water infiltration at window openings resulting in rusting of lintels and other steel members which expanded the steel causing the exterior brick and interior ceramic brick to crack and displace. Excessive moisture and lack of proper ventilation in basement area under the swimming pool is most likely the cause for the deterioration of the concrete. It is recommended that the following general remedial actions be taken: Remove existing steel lintels that exhibit excessive rusting or deterioration and replace with new galvanized steel lintels; Replace deteriorated relieving angles and repoint exterior brick; Review existing plans and evaluate the necessity to provide vertical control joints in the exterior brick veneer at corner locations; Remove cracked ceramic masonry, repair any deteriorated steel and replace ceramic masonry; Remove all deteriorated concrete and reinforcing steel from pool basement beams and overhead slab and replace with new epoxy coated reinforcing of comparable size as original design and form with new concrete.	Deferred Maintenance	1	Job	1

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11174	Glass Block Requires Replacement Note: Glass block is aged and leaking.	Functional Deficiency	19,424	SF	1
11105	The Aluminum Storefront Exterior Door Requires Replacement Location: Door F	Functional Deficiency	1	Door	1
11108	The Aluminum Window Requires Replacement Note: Original windows in basement.	Functional Deficiency	201	SF	1
11104	The Metal Exterior Door Requires Replacement Location: Doors 5, 12, 21	Functional Deficiency	3	Door	1
11139	Moderate Structural Condition Exists Note: Corridor under pool, walls and deck are shifting.	Deferred Maintenance	1	Job	2
11103	The Brick Exterior Requires Repair Note: Exterior brick is cracked and should be repaired.	Deferred Maintenance	12,500	SF Wall	2
11132	The Brick Exterior Requires Repointing	Deferred Maintenance	7,500	SF Wall	2
11106	The Overhead Door Requires Replacement Location: Boiler room	Deferred Maintenance	1	Door	2
11109	The Steel Window Requires Replacement	Capital Renewal	2,500	SF	2



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11166	Ceiling Grid Requires Replacement Note: Original grid system should be replaced.	Functional Deficiency	26,000	SF	1
11125	Interior Toilet Partition Requires Repair Location: Locker rooms	Functional Deficiency	48	Ea.	1
11110	The Acoustical Ceiling Tiles Require Replacement Note: Original ceiling tiles should be replaced.	Functional Deficiency	26,000	SF	1
11124	The Gypsum Board Ceilings Require Repainting	Functional Deficiency	63,267	SF	1
11112	The Gypsum Board Ceilings Require Replacement	Functional Deficiency	500	SF	1
11113	Interior Doors Require Replacement Note: Original 1952 interior wood doors.	Deferred Maintenance	197	Door	2
11114	The Carpet Flooring Requires Replacement Location: Library and auditorium	Deferred Maintenance	7,080	SF	2
11133	The Terrazzo Flooring Requires Repair	Deferred Maintenance	8,000	SF	2
11115	The Vinyl Composition Tile Requires Replacement Location: 1999 corridors, 3rd floor band area offices	Deferred Maintenance	500	SF	2
11126	Interior Ceramic Walls Require Repair Or Replacement Location: Cafe and gym	Deferred Maintenance	2,500	SF Wall	3
11144	Interior CMU Walls Require Repair Location: Cafe, Room 149R, nurse's office, 3rd floor storage, teacher's lounge, 2nd floor storage	Deferred Maintenance	10,000	SF	3
11116	The Ceramic Tile Flooring Requires Replacement Note: Original ceramic flooring should be replaced. Location: 1952 wing	Deferred Maintenance	14,703	SF	3
11165	Vinyl/Fabric Wall Covering Requires Replacement Note: Original wall covering in main office should be replaced.	Capital Renewal	100	SF	3
11164	Acoustical Wall Panels Require Replacement Note: Tiles are broken and falling from walls.	Deferred Maintenance	255,958	SF	4
11170	Interior Ceramic Walls Require Repair Or Replacement Note: Large cracks in ceramic wall. Steel lintels are rusted.	Capital Renewal	10,000	SF	4
11100	Moveable Partitions Require Replacement Note: Original partition in gym should be replaced.	Deferred Maintenance	2,000	SF Wall	4
14150	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:1, Room:Hall by Main Office	Hazardous Material	2	Ea.	4
14151	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Office 106A	Hazardous Material	1	Ea.	4
14154	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 103	Hazardous Material	1	Ea.	4
14158	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 101	Hazardous Material	1	Ea.	4
14160	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 102	Hazardous Material	1	Ea.	4
14164	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 105	Hazardous Material	1	Ea.	4
14167	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 108	Hazardous Material	1	Ea.	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14174	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Office 119C	Hazardous Material	1	Ea.	4
14177	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Office 119D	Hazardous Material	1	Ea.	4
14181	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: School Building Interior, Floor:1, Room:Storage J2	Hazardous Material	1	Ea.	4
14183	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Faculty Lounge	Hazardous Material	1	Ea.	4
14189	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 136	Hazardous Material	1	Ea.	4
14193	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 136A	Hazardous Material	1	Ea.	4
14197	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 141	Hazardous Material	1	Ea.	4
14201	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 143	Hazardous Material	1	Ea.	4
14203	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classroom 145	Hazardous Material	1	Ea.	4
14221	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Radiator Location: School Building Interior, Floor:1, Room:Girls' Bathroom	Hazardous Material	1	Ea.	4
14227	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Prop Room	Hazardous Material	3	Ea.	4
14228	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:1, Room:Prop Room	Hazardous Material	3	Ea.	4
14229	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Storage 166	Hazardous Material	1	Ea.	4
14232	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Girls' Locker Room and Bathroom	Hazardous Material	2	Ea.	4
14233	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Girls' Changing Room	Hazardous Material	66	Ea.	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14237	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Boys' Varsity Locker Room Office	Hazardous Material	1	Ea.	4
14242	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:1, Room:JV Locker Room Bathroom	Hazardous Material	1	Ea.	4
14244	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:JV Locker Room Bathroom	Hazardous Material	1	Ea.	4
14247	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:1, Room:Boys' PE Locker Room	Hazardous Material	1	Ea.	4
14269	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classrooms 147, 146, 142	Hazardous Material	4	Ea.	4
14273	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:1, Room:Classrooms 140, 138, 137, 135, 134	Hazardous Material	5	Ea.	4
14275	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: School Building Interior, Floor:1, Room:Guidance Area	Hazardous Material	1	Ea.	4
14278	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 210	Hazardous Material	1	Ea.	4
14282	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 204	Hazardous Material	2	Ea.	4
14296	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 208	Hazardous Material	1	Ea.	4
14299	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classrooms 209, 211, 226	Hazardous Material	3	Ea.	4
14303	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classrooms 214, 217, 218, 220, 221	Hazardous Material	5	Ea.	4
14307	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 225	Hazardous Material	1	Ea.	4
14311	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 228	Hazardous Material	1	Ea.	4
14315	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 230B	Hazardous Material	1	Ea.	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14319	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 230A	Hazardous Material	1	Ea.	4
14323	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 232	Hazardous Material	1	Ea.	4
14343	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 274	Hazardous Material	1	Ea.	4
14353	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 278	Hazardous Material	80	Ea.	4
14357	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classrooms 275, 271	Hazardous Material	160	Ea.	4
14366	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:2, Room:Storage J25	Hazardous Material	1	Ea.	4
14382	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Chorus Room	Hazardous Material	2	Ea.	4
14385	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 236B	Hazardous Material	1	Ea.	4
14386	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:2, Room:Library 236A	Hazardous Material	1	Ea.	4
14387	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Office 236A	Hazardous Material	1	Ea.	4
14390	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: School Building Interior, Floor:2, Room:IT Server & Storage	Hazardous Material	2	Ea.	4
14395	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classroom 222	Hazardous Material	1	Ea.	4
14400	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: School Building Interior, Floor:2, Room:Classrooms 216B, 215	Hazardous Material	1	Ea.	4
14407	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Door Frame Location: School Building Exterior, Floor:Exterior, Room:Door 19	Hazardous Material	1	Ea.	4
14408	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Door Location: School Building Exterior, Floor:Exterior, Room:Door 19	Hazardous Material	2	Ea.	4



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Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14409	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Door Frame Location: School Building Exterior, Floor:Exterior, Room:Door 19	Hazardous Material	2	Ea.	4
14410	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Door Location: School Building Exterior, Floor:Exterior, Room:Door 19	Hazardous Material	1	Ea.	4
14156	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:1, Room:Stairs 4	Hazardous Material	30	LF	4
14159	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Classroom 101	Hazardous Material	24	LF	4
14161	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Classroom 102	Hazardous Material	32	LF	4
14162	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: School Building Interior, Floor:1, Room:Classroom 102	Hazardous Material	20	LF	4
14165	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Classroom 105	Hazardous Material	32	LF	4
14168	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Classroom 108	Hazardous Material	32	LF	4
14170	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: School Building Interior, Floor:1, Room:Classroom 108	Hazardous Material	20	LF	4
14175	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Office 119C	Hazardous Material	20	LF	4
14178	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Office 119D	Hazardous Material	20	LF	4
14179	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Base Trim Location: School Building Interior, Floor:1, Room:Office 119D	Hazardous Material	20	LF	4
14180	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:1, Room:Door 5	Hazardous Material	30	LF	4
14184	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Window Trim Location: School Building Interior, Floor:1, Room:Faculty Lounge	Hazardous Material	120	LF	4
14186	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Men's Locker Room & Bathroom	Hazardous Material	40	LF	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14191	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Window Trim Location: School Building Interior, Floor:1, Room:Classroom 136	Hazardous Material	322	LF	4
14195	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Window Trim Location: School Building Interior, Floor:1, Room:Classroom 136A	Hazardous Material	32	LF	4
14199	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Window Trim Location: School Building Interior, Floor:1, Room:Classroom 141	Hazardous Material	32	LF	4
14205	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:1, Room:Stairs 7	Hazardous Material	30	LF	4
14218	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:1, Room:Stair 12	Hazardous Material	30	LF	4
14223	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Window Trim Location: School Building Interior, Floor:1, Room:Girls' Bathroom	Hazardous Material	48	LF	4
14226	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:1, Room:Boys' Bathroom	Hazardous Material	28	LF	4
14235	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Boys' Varsity Locker Room Office	Hazardous Material	28	LF	4
14245	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Asbestos in Windows Location: School Building Interior, Floor:1, Room:Office 101A	Hazardous Material	10	LF	4
14246	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Asbestos in Windows Location: School Building Interior, Floor:1, Room:Office 199B	Hazardous Material	4	LF	4
14249	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:1, Room:Gym Stair	Hazardous Material	30	LF	4
14251	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Teacher's Café	Hazardous Material	28	LF	4
14252	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Kitchen	Hazardous Material	16	LF	4
14253	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Kitchen Office	Hazardous Material	8	LF	4
14254	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Office 192B	Hazardous Material	12	LF	4



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Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14255	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Office 192A	Hazardous Material	16	LF	4
14268	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Classrooms 147, 146, 142	Hazardous Material	384	LF	4
14272	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Classrooms 140, 138, 137, 135, 134	Hazardous Material	480	LF	4
14274	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Office 139	Hazardous Material	72	LF	4
14279	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 210	Hazardous Material	128	LF	4
14283	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 204	Hazardous Material	128	LF	4
14285	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 202A	Hazardous Material	60	LF	4
14293	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 205	Hazardous Material	120	LF	4
14297	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 208	Hazardous Material	128	LF	4
14301	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classrooms 209, 211, 226	Hazardous Material	288	LF	4
14305	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Location: School Building Interior, Floor:2, Room:Classrooms 214, 217, 218, 220, 221	Hazardous Material	480	LF	4
14309	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 225	Hazardous Material	144	LF	4
14313	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 228	Hazardous Material	108	LF	4
14317	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 230B	Hazardous Material	60	LF	4
14321	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 230A	Hazardous Material	84	LF	4



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Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14325	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 232	Hazardous Material	96	LF	4
14333	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Men's Bathroom	Hazardous Material	24	LF	4
14337	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Storage 208	Hazardous Material	24	LF	4
14339	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 270	Hazardous Material	96	LF	4
14345	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 274	Hazardous Material	64	LF	4
14348	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classroom 277	Hazardous Material	48	LF	4
14355	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Univent Location: School Building Interior, Floor:2, Room:Classrooms 275, 271	Hazardous Material	3	LF	4
14362	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:2, Room:Cafeteria Stairs	Hazardous Material	30	LF	4
14373	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:3, Room:Band Office	Hazardous Material	10	LF	4
14374	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:3, Room:Piano Lab 402	Hazardous Material	16	LF	4
14375	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:3, Room:Storage 403	Hazardous Material	8	LF	4
14380	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:2, Room:Stair 10	Hazardous Material	30	LF	4
14391	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:2, Room:Stair 7	Hazardous Material	30	LF	4
14394	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classrooms 231, 229, 227, 222, 219	Hazardous Material	96	LF	4
14396	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:2, Room:Classroom 222	Hazardous Material	32	LF	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14397	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Hand Rails Location: School Building Interior, Floor:2, Room:Stair 6	Hazardous Material	30	LF	4
14399	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Trim Location: School Building Interior, Floor:2, Room:Classrooms 216B, 215	Hazardous Material	72	LF	4
14401	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:2, Room:Classrooms 216B, 215	Hazardous Material	24	LF	4
14403	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:2, Room:Men's Bathroom	Hazardous Material	12	LF	4
14405	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Sill Location: School Building Interior, Floor:2, Room:Women's Bathroom	Hazardous Material	12	LF	4
14406	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Frame Location: School Building Interior, Floor:2, Room:Women's Bathroom	Hazardous Material	12	LF	4
14411	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Door Frame Location: School Building Exterior, Floor:Exterior, Room:Door 26	Hazardous Material	1	LF	4
14412	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Frame Location: School Building Exterior, Floor:Exterior, Room:Door 26	Hazardous Material	12	LF	4
14413	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Window Frame Location: School Building Exterior, Floor:Exterior, Room:Door 26	Hazardous Material	12	LF	4
14157	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Stair Risers Location: School Building Interior, Floor:1, Room:Stairs 4	Hazardous Material	200	SF	4
14182	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Women's Faculty Bathroom	Hazardous Material	40	SF	4
14187	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Window Trim Location: School Building Interior, Floor:1, Room:Men's Locker Room & Bathroom	Hazardous Material	80	SF	4
14219	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Stair Risers Location: School Building Interior, Floor:1, Room:Stair 12	Hazardous Material	300	SF	4
14220	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Girls' Bathroom	Hazardous Material	200	SF	4
14225	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Boys' Bathroom	Hazardous Material	30	SF	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
14231	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Girls' Locker Room and Bathroom	Hazardous Material	145	SF	4
14234	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:1, Room:Boys' Varsity Locker Room Office	Hazardous Material	20	SF	4
14238	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:Boys' Varsity Locker and Bathroom	Hazardous Material	40	SF	4
14240	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Dust Vent Location: School Building Interior, Floor:1, Room:Storage J12	Hazardous Material	200	SF	4
14241	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:1, Room:JV Locker Room Bathroom	Hazardous Material	40	SF	4
14243	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Vent Duct Location: School Building Interior, Floor:1, Room:JV Locker Room Bathroom	Hazardous Material	320	SF	4
14248	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Vent Duct Location: School Building Interior, Floor:1, Room:Boys' PE Locker Room	Hazardous Material	800	SF	4
14258	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Door Shield Location: School Building Interior, Floor:1, Room:Pantry 195C	Hazardous Material	36	SF	4
14259	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Walls Location: School Building Interior, Floor:1, Room:Door 27	Hazardous Material	160	SF	4
14263	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Walls Location: School Building Interior, Floor:1, Room:Custodial	Hazardous Material	100	SF	4
14264	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Walls Location: School Building Interior, Floor:1, Room:Classroom 148	Hazardous Material	380	SF	4
14331	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: School Building Interior, Floor:2, Room:Men's Bathroom	Hazardous Material	65	SF	4
14359	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Univents Location: School Building Interior, Floor:2, Room:Classroom 272	Hazardous Material	2	SF	4
14376	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:3, Room:Storage 403	Hazardous Material	100	SF	4
14377	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: School Building Interior, Floor:3, Room:Storage 403	Hazardous Material	300	SF	4
25099	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted ceilings.	Hazardous Material	10,890	SF	4



East Providence High School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11111	The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	500	SF	5
	Location: 3rd floor corridor				

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11179	Steam Heat Exchanger Requires Replacement	Capital Renewal	2	Ea.	2
11147	The Air Handler HVAC Component Requires Replacement	Capital Renewal	4	Ea.	2
11175	The Air Handler HVAC Component Requires Replacement	Capital Renewal	3	Ea.	2
11180	The Steam Condensate Receiver Requires Replacement	Capital Renewal	1	Ea.	2
11142	The Window AC Unit Component Requires Replacement	Capital Renewal	11	Ea.	2
11145	Air Compressor Is Inoperable And Requires Replacement	Deferred Maintenance	1	Ea.	3
11160	Ductless Split System AC Requires Replacement	Deferred Maintenance	1	Ea.	3
11156	Ductwork Requires Replacement (SF Basis)	Capital Renewal	100,000	SF	3
11150	Electric Unit Heater Requires Replacement	Capital Renewal	2	Ea.	3
11151	Electric Unit Heater Requires Replacement	Capital Renewal	2	Ea.	3
11169	Replace Unit Vent	Capital Renewal	79	Ea.	3
11155	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	25	Ea.	3
11136	The Make Up Air Equipment Requires Replacement	Capital Renewal	3	Ea.	3
11571	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	340,087	SF	3
11154	The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	42	Ea.	3
11118	Exhaust Fan Ventilation Requires Replacement	Capital Renewal	1	Ea.	4
11117	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	340,087	SF	4
11141	Small HVAC Circulating Pump Requires Replacement	Deferred Maintenance	4	Ea.	4
11173	Small HVAC Circulating Pump Requires Replacement	Deferred Maintenance	4	Ea.	4
11167	The Exhaust Hood Requires Replacement	Capital Renewal	45	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11157	Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2
11146	The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2
11168	The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2
11148	The Panelboard Requires Replacement	Capital Renewal	24	Ea.	2
11149	The Panelboard Requires Replacement	Capital Renewal	12	Ea.	2
11127	The Electrical Receptacles Are Inadequate And More are Needed	Functional Deficiency	80	Ea.	3
	Note: More receptacles are needed in each classroom.				

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11153	Backflow Preventer Requires Replacement	Capital Renewal	1	Ea.	2
11171	The Electric Water Heater Requires Replacement	Capital Renewal	1	Ea.	2
11176	The Electric Water Heater Requires Replacement	Capital Renewal	1	Ea.	2
	Note: 300 gallon water heater				
11143	Sump Pump Requires Replacement	Deferred Maintenance	1	Ea.	3
11140	The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	340,087	SF	3
11121	The Showers Plumbing Fixtures Require Replacement	Capital Renewal	113	Ea.	3
11120	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	77	Ea.	3
11137	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	33	Ea.	3
11122	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	12	Ea.	4
	Note: Past life expectancy, needs to be replaced. Also a big issue is that the only way to fix one of these is to break down the way around it. Most of these units are enclosed in a way that you cannot fix them without making a hole.				
11101	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	25	Ea.	4
11128	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	13	Ea.	4
11138	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4
11119	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	65	Ea.	4
11159	Underground Fuel/Oil Storage Tank Requires Replacement	Capital Renewal	1	Ea.	5



East Providence High School

Fire and Life Safety

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11152	Replace Kitchen Exhaust Hood	Capital Renewal	1	Ea.	2
	Note: Original kitchen hood should be replaced.				

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18672	Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3
	Note: Large auditorium that needs complete refresh.				
18670	Technology: Campus lacks security electronic access control.	Technology	6	Ea.	3
	Note: Campus has access control system with two (2) electronic doors, add six (6) more doors.				
18665	Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	832	Ea.	3
	Note: Refresh select network switches that have reached end-of-life.				
18669	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life.	Technology	1	Ea.	3
	Note: Library AV/Multimedia system is nearing end-of-life, refresh.				
18673	Technology: Instructional spaces do not have local sound reinforcement.	Technology	112	Ea.	3
	Note: Add sound reinforcement in instructional spaces.				
18662	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	4	Ea.	3
	Note: IDF lack grounding system, add grounding system.				
18659	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3
	Note: IDF 1 connects HS to CTC. Warm when surveyed, relocate.				
18657	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	Note: IDF 269 is in office, add (2) walls and dedicate.				
18658	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	Note: IDF Storage is in shared space, add (2) walls and dedicate.				
18660	Technology: Intermediate Telecommunications Room needs M/E improvements.	Technology	1	Ea.	3
	Note: IDF Office, add secure wall mount cabinet.				
18661	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3
	Note: IDF does not have adequate UPS unit, add UPS unit.				
18656	Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3
	Note: MDF grounding system is inadequate, add grounding system.				
18655	Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3
	Note: MDF space is dedicated to IT, consider adding cage for equipment. Messy when surveyed.				
18664	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	467	Ea.	3
	Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.				
18668	Technology: Network cabling infrastructure is partially outdated and/or needs expansion.	Technology	336	Ea.	3
	Note: Classrooms have two (2) data drops, add three (3) drops per classroom.				
18671	Technology: Security cameras and recording system are inadequate and/or near end of useful life.	Technology	80	Ea.	3
	Note: Campus has video surveillance system with 40 digital cameras, and front door intercom, refresh and add 40 cameras.				
18663	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements.	Technology	3	Ea.	3
	Note: IDF does not have independent AC, add AC unit.				
18666	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	125	Ea.	3
	Note: Classrooms do not have VoIP handsets.				
18667	Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3
	Note: Intertel PBX phone system is nearing end-of-life.				

Conveyances

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11161	The Dumbwaiter Requires Replacement	Capital Renewal	2	Ea.	3
	Note: Dumbwaiters are not operational.				

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11172	Countertops Require Replacement	Functional Deficiency	8	Ea.	1
	Note: Countertops and ledges are delaminating.				
11163	Replace Cabinetry In Classes/Labs	Functional Deficiency	50	Room	1



East Providence High School

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11162	The Metal Student Lockers Require Replacement Note: Original lockers should be replaced.	Functional Deficiency	2,329	Ea.	2
11134	The Retractable Bleachers Require Replacement	Capital Renewal	650	Seat	2
11178	Auditorium Seating Requires Replacement Note: Original theater seating should be replaced.	Capital Renewal	1,140	Ea.	3

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East Providence High School

East Providence High School - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fences and Gates	Fencing - Chain Link (8 Ft)	1990	640	LF	5
	Note: 12' chain link at tennis courts				
Fences and Gates	Fencing - Chain Link (8 Ft)	1990	1,136	LF	5

Building: 01 - Main Building

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Low-Slope Roofing	EPDM - Rubber Roofing Material	1999	133,900	SF	8

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	1952	283,657	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Athletic Flooring	Athletic/Sport Flooring	1952	15,025	SF	5
Resilient Flooring	Rubber Tile Flooring	1999	1,000	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	1999	23,056	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1999	23,696	SF	5
Suspended Plaster and	Painted ceilings	1999	810	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1999	29,056	SF	5
Acoustical Suspended Ceilings	Exposed Tectum Ceilings	1952	15,025	SF	5
Wood Flooring	Wood Flooring - All Types	1952	4,104	SF	5
Carpeting	Carpet	1999	7,080	SF	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1999	23,696	SF	10
Suspended Plaster and	Painted ceilings	1952	63,267	SF	10
Flooring Treatment	Concrete Floor - Finished	1952	13,707	SF	10
Resilient Flooring	Vinyl Composition Tile Flooring	2011	239,580	SF	10
Suspended Plaster and	Painted ceilings	1952	10,890	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	1999	19	Ea.	4
Other HVAC Distribution Systems	VFD (15 HP)	1952	1	Ea.	5
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	1999	18	Ea.	9

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Power Distribution	Panelboard - 120/208 100A	1999	2	Ea.	3
Power Distribution	Panelboard - 120/208 225A	1999	1	Ea.	3
Wiring Devices	Electrical Disconnect	1952	7	Ea.	5
Packaged Generator Assemblies	Emergency Generator (1200 KW)	1952	1	Ea.	10
Transfer Switches	Automatic Transfer Switch (Amps)	1952	200	Amps	10
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2011	17	Ea.	10
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2011	3	Ea.	10

**East Providence High School****Plumbing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1999	1	Ea.	3
Plumbing Fixtures	Mop/Service Sinks	1999	2	Ea.	6
Plumbing Fixtures	Toilets	1999	9	Ea.	6
Domestic Water Equipment	Water Heater - Electric - 400 gallon	1952	1	Ea.	10
	Note: 300 gallon				
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	1952	1	Ea.	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2012	340,087	SF	8

Conveyances

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Elevators	Traction (Passenger Elev)	1952	1	Ea.	5

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Lockers	1999	300	Ea.	8
Casework	Fixed Cabinetry	1999	17	Room	8



East Providence High School

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LEA Review Report

Edward R. Martin Middle School | August 2016

Address: 111 Brown Street, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: **1977**

Building Area: **166,671**

Capacity: **916**

**Edward R. Martin Middle School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11743	Asphalt Walks Require Replacement	Capital Renewal	12,000	SF	3
11744	Concrete Walks Require Replacement	Capital Renewal	10,000	SF	3
16894	Crosswalk Requires Repainting	Traffic	3	Ea.	3
	Note: Add crosshatching to crosswalks along Brown Street.				
16892	New Sidewalk Is Required	Traffic	6,000	SF	3
	Note: Install sidewalk along Brown Street from driveway on the south side of campus to Brightridge Avenue (1,000' long x 6' wide).				
16893	Pavement Markings: Shoulder Markings Are Required	Traffic	1,400	LF	3
	Note: Add center lane marking on Brown Street from Brookhaven Dr to Brightridge Avenue.				
16895	Traffic Signage Is Required	Traffic	2	Ea.	3
	Note: Add school zone signs on Brown Street.				
11741	Asphalt Paving Requires Replacement	Capital Renewal	150	CAR	4
11742	Asphalt Paving Requires Replacement	Capital Renewal	143	CAR	4
11747	Backstops Require Replacement	Capital Renewal	1	Ea.	4
	Note: Chain link backstop is aged and beginning to fail.				
11740	Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	320	LF	4
	Note: Fencing is bent and falling.				
11746	Site Requires Regrading And Gravel Fill	Functional Deficiency	5,000	SF	4
	Note: The site at the NW corner of the building and part of the north side parking lot retains water and is in need of regrading.				
11739	School Lacks Marquee Or Marquee In Poor Condition	Capital Renewal	1	Ea.	5
	Note: The marquee sign is in poor condition and in need of replacement.				

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11745	The Pole Lighting Is Missing And Needed	Functional Deficiency	5	Ea.	3
	Note: There are currently no pole lights. Add two to the parking lot to the front entrance and three to the back parking lot.				

Building: 01 - Main Building**Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11772	Ramp Or Ramp Run Not Accessible	ADA Compliance	50	LF	1
	Note: Ramp slopes at the ramps on each side of the courtyard are not ADA compliant.				

Roofing

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11754	The Modified Roof Covering Requires Replacement	Capital Renewal	120,000	SF	1
	Note: The roof is reported to be an ongoing source of leaks.				
11775	Roof Access Ladder Requires Replacement	Deferred Maintenance	14	LF	3
	Note: The main mechanical room roof ladder stops too far short of the roof hatch and is in need of replacement with one that has a retractable safety extension bar.				

Structural

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11774	Steel Beam Requires Repainting	Deferred Maintenance	110	SF	4
	Note: Painted steel lintels at the main entry and east side entry soffits are corroded and need repainting.				

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11752	The Aluminum Window Requires Replacement	Capital Renewal	3,162	SF	2
	Note: The 275 aluminum windows are deteriorated and leaking.				
11750	The Metal Exterior Door Requires Replacement	Capital Renewal	14	Door	2
	Note: Steel doors are aged and weathered.				
	Location: East side exits, visitor locker room exits, and courtyard doors				



Edward R. Martin Middle School

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11751	The Overhead Door Requires Replacement Note: The 20x14 steel overhead doors are damaged and worn.	Capital Renewal	2	Door	2
11753	The Steel Window Requires Replacement Note: The 114 steel windows are deteriorated and leaking.	Capital Renewal	1,904	SF	2

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22610	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Vents Location: Floor:Exterior, Room:Building Exterior	Hazardous Material	48	LF	2
22611	Caulking - significant areas of broken pieces &/or deteriorating caulk Note: Window Caulk Location: Floor:Exterior, Room:Building Exterior	Hazardous Material	352	LF	2
22563	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Radiator Cover Location: Floor:1, Room:Boys' Locker Room	Hazardous Material	8	Ea.	2
22577	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Window Frame Location: Floor:1, Room:Library Office	Hazardous Material	3	Ea.	2
22578	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Window Frame Location: Floor:1, 2, Room:House A, B, C, D Offices	Hazardous Material	20	Ea.	2
22579	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Painted Window Frame Location: Floor:1, Room:Main Lobby	Hazardous Material	15	Ea.	2
22603	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Door Location: Floor:1, 2, Room:Building Interior	Hazardous Material	260	Ea.	2
22604	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Door Frame Location: Floor:1, 2, Room:Building Interior	Hazardous Material	230	Ea.	2
22605	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Fire Cabinets Location: Floor:1, 2, Room:House A, B, C, D	Hazardous Material	20	Ea.	2
22606	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Door Location: Floor:Exterior, Room:Building Exterior	Hazardous Material	9	Ea.	2
22607	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Door Frame Location: Floor:Exterior, Room:Building Exterior	Hazardous Material	5	Ea.	2
22608	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Garage Door Location: Floor:Exterior, Room:Building Exterior	Hazardous Material	2	Ea.	2
22560	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Health Room	Hazardous Material	22	LF	2
22561	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Painted Lockers Location: Floor:1, Room:Girls' Locker Room	Hazardous Material	200	LF	2

**Edward R. Martin Middle School****Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22562	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Painted Lockers Location: Floor:1, Room:Boys' Locker Room	Hazardous Material	217	LF	2
22565	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:Chorus Room	Hazardous Material	18	LF	2
22566	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:Band Room	Hazardous Material	36	LF	2
22575	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Radiator Cover Location: Floor:1, 2, Room:Building Interior	Hazardous Material	680	LF	2
22576	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Painted Railing Location: Floor:1, 2, Room:Stairwells	Hazardous Material	500	LF	2
22582	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Painted Metal Partition Walls Location: Floor:1, Room:All Classrooms	Hazardous Material	2,000	LF	2
22583	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:House A Rooms A4, A8, A12	Hazardous Material	24	LF	2
22584	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:House A Rooms A4, A8, A12	Hazardous Material	24	LF	2
22585	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:House A Room A119	Hazardous Material	16	LF	2
22587	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:House B Rooms B12, B11, B4	Hazardous Material	24	LF	2
22588	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:House B Rooms B12, B11, B4	Hazardous Material	24	LF	2
22589	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:2, Room:House C Rooms C3, C8, C12	Hazardous Material	24	LF	2
22590	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:2, Room:House C Rooms C3, C8, C12	Hazardous Material	24	LF	2
22591	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:2, Room:House D Rooms D12, D8, D4	Hazardous Material	24	LF	2
22592	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:2, Room:House D Rooms D12, D8, D4	Hazardous Material	24	LF	2

**Edward R. Martin Middle School****Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22593	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:2, Room:Room 220	Hazardous Material	120	LF	2
22594	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:2, Room:Room 220	Hazardous Material	8	LF	2
22598	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:2, Room:Room 221	Hazardous Material	16	LF	2
22601	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:1, Room:Room 122	Hazardous Material	4	LF	2
22609	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - linear feet) Note: Painted Window Frame Location: Floor:Exterior, Room:Building Exterior	Hazardous Material	3,840	LF	2
22567	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - square feet) Note: Stage Location: Floor:1, Room:Auditorium	Hazardous Material	1,000	SF	2
22569	Paint (probable pre-1978) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet) Note: Painted Lockers Location: Floor:1, Room:Cafeteria Staff Bathroom	Hazardous Material	5	LF	2
22581	Paint (probable pre-1978) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, 2, Room:House A, B, C, D Teachers' Lounge	Hazardous Material	80	LF	2
22595	Paint (probable pre-1978) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:2, Room:Room 218	Hazardous Material	18	LF	2
22596	Paint (probable pre-1978) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Full Cabinets Location: Floor:2, Room:Room 218	Hazardous Material	8	LF	2
22600	Paint (probable pre-1978) - damaged area < 9 sq. ft. AND NOT in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:2, Room:Room 225 Storage	Hazardous Material	12	LF	2
22571	Paint (probable pre-1978) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - square feet) Note: Painted Floor Location: Floor:1, Room:Boiler Room	Hazardous Material	1,100	SF	2
22574	Paint (probable pre-1978) -large areas (> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - square feet) Note: Painted Floor Location: Floor:1, Room:Boiler Room Storage Area	Hazardous Material	480	SF	2
22573	Paint (probable pre-1978) -large areas(> 10 sq. ft.)of peeling/damage & area in active use-adults only (measurement unit - linear feet) Note: Painted Railing Location: Floor:1, Room:Boiler Room	Hazardous Material	30	LF	2
22586	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Damaged Wall Location: Floor:1, Room:House A Room A119	Hazardous Material	2	SF	2
22597	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Damaged Wall Location: Floor:2, Room:Room 221	Hazardous Material	4	SF	2
22599	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Damaged Wall Location: Floor:2, Room:Room 222	Hazardous Material	4	SF	2



Edward R. Martin Middle School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22602	Wall/ceiling materials - area < 9 sq. ft. AND in children-accessible area Note: Damaged Wall Location: Floor:1, Room:Room 122	Hazardous Material	2	SF	2
22580	Wall/ceiling materials -large areas (> 10 sq. ft.) of damage & area in active use-adults only Note: Damaged Wall Location: Floor:1, 2, Room:House A, B, C, D Teachers' Lounge	Hazardous Material	24	SF	2
19839	Classroom Entry Doors Provide Insufficient Sound Isolation Note: All classrooms in main building	Acoustics	56	Ea.	3
19842	Room Is Excessively Reverberant Note: Gym	Acoustics	13,000	SF	3
19843	Room Is Excessively Reverberant Note: Library	Acoustics	3,800	SF	3
11756	The Carpet Flooring Requires Replacement Note: The carpet at the library and several stairwells is deteriorated and in need of replacement.	Capital Renewal	5,500	SF	3
11760	The Ceramic Tile Flooring Requires Replacement Note: The ceramic tile flooring at the toilet rooms and locker rooms is deteriorated and in need of replacement.	Capital Renewal	8,330	SF	3
11757	The Vinyl Composition Tile Requires Replacement Note: VCT flooring is stained, chipped, and separating at the seams.	Capital Renewal	40,000	SF	3
11758	The Vinyl Composition Tile Requires Replacement Note: VCT flooring is worn and in need of replacement.	Capital Renewal	85,671	SF	3
11759	The Wood Flooring Requires Replacement Note: The small gym and stage floors are in worn and in need of replacement.	Capital Renewal	4,000	SF	3
11795	Ceiling Grid Requires Replacement	Capital Renewal	78,450	SF	4
11801	Demountable Partition Note: The metal partition walls at many of the east side classrooms are damaged and worn and in need of replacement.	Deferred Maintenance	30,000	SF	4
11799	Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	33,334	SF	4
11770	Interior Toilet Partition Requires Replacement Note: The metal partitions in the toilet rooms and locker rooms are damaged and worn and in need of replacement.	Capital Renewal	138	Ea.	4
11793	Metal Interior Doors Require Replacement Note: The steel doors are worn with obsolete hardware that is lacking locks.	Capital Renewal	261	Door	4
11755	The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	78,450	SF	5
11769	The Gypsum Board Ceilings Require Repainting	Deferred Maintenance	6,700	SF	5
11800	The Metal Ceiling Tiles Require Replacement Note: The metal ceiling panels are deteriorated and rusting.	Capital Renewal	50,000	SF	5

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11789	Ductwork Requires Replacement (SF Basis)	Capital Renewal	166,671	SF	3
11787	Electric Unit Heater Requires Replacement	Capital Renewal	8	Ea.	3
11781	Outdoor Air Handler HVAC Component Required Replacement	Capital Renewal	13	Ea.	3
11798	Replace Unit Vent Note: Unit vents are aged and corroded with casing deteriorating.	Capital Renewal	4	Ea.	3
11788	The Fin Tube Water Radiant Heater Requires Replacement Note: Finned tube radiators are aged and should be replaced.	Capital Renewal	90	Ea.	3
11790	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life Note: HVAC piping is aged and corroded.	Deferred Maintenance	166,671	SF	3
11764	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls Note: The controls system should be updated. The manufacturer is no longer in business so parts and support are no longer available.	Capital Renewal	166,671	SF	4
11802	Small HVAC Circulating Pump Requires Replacement Note: Pumps are old and very noisy.	Deferred Maintenance	11	Ea.	4
11796	The Exhaust Hood Requires Replacement	Capital Renewal	40	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11776	Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2
11778	The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2



Edward R. Martin Middle School

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11779	The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2
11780	The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2
11797	The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2
11791	The Lighting Fixtures Require Replacement	Capital Renewal	166,671	SF	2
	Note: Light fixtures are aged and do not illuminate the space clearly.				
11782	The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2
11783	The Panelboard Requires Replacement	Capital Renewal	9	Ea.	2
11784	The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2
11785	The Panelboard Requires Replacement	Capital Renewal	12	Ea.	2
11786	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
11804	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
	Note: 300 amp panelboards.				
11762	The Mounted Building Lighting Requires Replacement	Capital Renewal	62	Ea.	3
11761	The Canopy Lighting Requires Replacement	Deferred Maintenance	36	Ea.	4

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11777	Sump Pump Requires Replacement	Deferred Maintenance	1	Ea.	3
	Note: Sump pump is aged and rusted.				
11767	The Showers Plumbing Fixtures Require Replacement	Capital Renewal	59	Ea.	3
	Note: Shower fixtures are old and functioning poorly.				
11766	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	60	Ea.	3
	Note: Toilets are aged and many flush valves are failing.				
11773	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	23	Ea.	3
	Note: Low flow urinals should be replaced.				
11768	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	8	Ea.	4
	Note: Drinking fountains are aged. Some are corroded and others are cracked and broken.				
11749	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	19	Ea.	4
	Note: Classroom lavatories are aged, with many rusted and corroded.				
11771	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	10	Ea.	4
	Note: Service sinks are aged, stained, and corroded.				
11765	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	68	Ea.	4
	Note: Aged low flow fixtures should be replaced.				

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18712	Technology: Auditorium AV/Multimedia system is in need of minor improvements.	Technology	1	Room	3
	Note: Add projection in Auditorium.				
18716	Technology: Campus lacks security electronic access control.	Technology	3	Ea.	3
	Note: Campus has access control system with two (2) electronic doors, add three (3) more door.				
18711	Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	384	Ea.	3
	Note: Refresh select network switches that have reached end-of-life.				
18713	Technology: Gymnasium sound system is nonexistant, inadequate, or near end of useful life.	Technology	1	Ea.	3
	Note: Add gymnasium sound system.				
18718	Technology: Instructional spaces do not have local sound reinforcement.	Technology	61	Ea.	3
	Note: Add sound reinforcement in instructional spaces.				
18708	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent.	Technology	4	Ea.	3
	Note: IDF lack grounding system, add grounding system.				
18706	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate.	Technology	1	Ea.	3
	Note: IDF 4 is in front office, not secured, relocate.				
18703	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	Note: IDF 1 is in storage room with exposed water piping. Switches on millwork (not in rack).				
18704	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	Note: IDF 2 is in storage room with switches on millwork.				



Edward R. Martin Middle School

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18705	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: IDF 3 is in library, switches sitting on millwork.	Technology	1	Ea.	3
18707	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	2	Ea.	3
18701	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18700	Technology: Main Telecommunications Room needs minor improvements. Note: MDF is good space that requires light rezone. Warm when surveyed.	Technology	1	Ea.	3
18710	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	265	Ea.	3
18715	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	144	Ea.	3
18717	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 8 digital cameras, and front door intercom, refresh and add 32 cameras.	Technology	40	Ea.	3
18702	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18709	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements. Note: IDF does not have independent AC, add AC unit.	Technology	4	Ea.	3
18714	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	70	Ea.	3

Conveyances

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11763	Elevator Cab Requires Replacement Note: The elevator is old and not operational.	Capital Renewal	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11748	Bleachers Require Replacement Location: Main gym	Capital Renewal	400	Seat	2
11803	Auditorium Seating Requires Replacement	Capital Renewal	800	Ea.	3
11794	Replace Cabinetry In Classes/Labs Note: The fixed cabinets are worn and deteriorated. 550 LF base, 300 LF upper, 100 LF wardrobe.	Deferred Maintenance	40	Room	4
11792	The Metal Student Lockers Require Replacement Note: Lockers are damaged and rusted in hallways and locker rooms.	Capital Renewal	1,360	Ea.	4

**Edward R. Martin Middle School****Edward R. Martin Middle School - Life Cycle Summary Yrs 1-10****Site Level Life Cycle Items****Site**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Playfield Areas	MS Athletic Components	1977	1	Ea.	4
Note: North ball field					

Building: 01 - Main Building**Exterior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Wall Veneer	Soffits, Painted Gypsum in SF	1977	1,300	SF	3
Exterior Wall Veneer	Soffits, Painted Gypsum in SF	1977	1,300	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2010	28,334	SF	2
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2000	16,700	SF	5
Suspended Plaster and	Painted ceilings	2000	10,000	SF	5
Note: Main gym ceiling					
Carpeting	Carpet	2015	3,335	SF	6
Note: Auditorium					
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	2000	16,700	SF	6
Carpeting	Carpet	2010	5,500	SF	8
Wall Painting and Coating	Painting/Staining (Bldg SF)	2010	28,334	SF	9
Resilient Flooring	Rubber Tile Flooring	2015	1,500	SF	10
Note: Stairwells					
Suspended Plaster and	Painted ceilings	1977	6,700	SF	10
Note: Misc painted gyp ceilings.					
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1977	4,821	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
HVAC Air Distribution	Roof Top Unit - DX Gas (10 Ton)	1977	1	Ea.	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	1977	166,671	SF	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1977	9	Ea.	3
Plumbing Fixtures	Mop/Service Sinks	1977	4	Ea.	5
Note: Kitchen sinks					
Domestic Water Equipment	Water Heater - Electric - 80 gallon	2015	1	Ea.	9
Note: 100 gallon					
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1977	166,671	SF	10

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2006	166,671	SF	3



Edward R. Martin Middle School

DRAFT



LEA Review Report

Emma G. Whiteknact School | August 2016

Address: 261 Grosvenor Avenue, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: **1958**

Building Area: **38,071**

Capacity: **212**



Emma G. Whiteknact School

Site Level Deficiencies

Site

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9882	Fencing Requires Replacement (4' Chain Link Fence) Note: Fence is rusting and weathered.	Functional Deficiency	750	LF	2
9885	Asphalt Walks Require Replacement	Capital Renewal	3,036	SF	3
11634	Crosswalk Requires Repainting Note: Repaint crosswalks and add hatching at intersections of Grosvenor Ave and N Hull St as well as at intersection of Grosvenor Ave and N County St	Traffic	6	Ea.	3
11633	Traffic Signage Is Required Note: Add sign indicating where students should be dropped off in order to aid traffic flow	Traffic	1	Ea.	3
11635	Traffic Signage Is Required Note: Add flashing beacon to school zone signs	Traffic	2	Ea.	3
9883	Asphalt Paving Requires Replacement	Capital Renewal	25	CAR	4
9884	Asphalt Paving Requires Replacement	Capital Renewal	65	CAR	4

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9887	The Pole Lighting Is Missing And Needed Note: Add poles around the school to provide more illumination.	Functional Deficiency	3	Ea.	3

Building: 01 - Main Building

Roofing

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9903	Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	38,017	SF	3

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9889	The Exterior Soffit Requires Repainting Note: Soffit is weathered and stained and should be repainted.	Functional Deficiency	5,000	SF	1
9890	The Aluminum Storefront Exterior Door Requires Replacement Location: 1989 wing	Capital Renewal	2	Door	2
9898	The Glass Pane In The Exterior Window Requires Replacement	Deferred Maintenance	120	SF	2
9905	The Brick Exterior Requires Repointing Location: North side of building	Deferred Maintenance	2,500	SF Wall	3
9921	The Metal Panel Exterior Requires Replacement (Bldg SF)	Deferred Maintenance	316	SF	3

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9899	Interior Toilet Partition Requires Repair Note: Toilet partitions are rusted and damaged. Some are out of alignment.	Deferred Maintenance	7	Ea.	2
9923	Interior Walls Require Repainting (Bldg SF) Location: 1989 wing	Functional Deficiency	14,201	SF	2
9926	Interior Wood Walls Require Replacement	Deferred Maintenance	580	SF	2
22351	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classroom 13	Hazardous Material	1	Ea.	2
22354	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classroom 16	Hazardous Material	1	Ea.	2
22357	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classroom 17	Hazardous Material	1	Ea.	2



Emma G. Whiteknact School

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
22360	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classroom 18	Hazardous Material	1	Ea.	2
22365	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classroom 20	Hazardous Material	1	Ea.	2
22366	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 20	Hazardous Material	1	Ea.	2
22367	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Hall	Hazardous Material	1	Ea.	2
22371	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22372	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Girls' Bathroom	Hazardous Material	1	Ea.	2
22373	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 5	Hazardous Material	3	Ea.	2
22374	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 5	Hazardous Material	1	Ea.	2
22376	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Office	Hazardous Material	1	Ea.	2
22378	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22379	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Custodial	Hazardous Material	1	Ea.	2
22381	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 9	Hazardous Material	2	Ea.	2
22348	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 14	Hazardous Material	16	LF	2
22350	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 13	Hazardous Material	16	LF	2
22353	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 16	Hazardous Material	16	LF	2



Emma G. Whiteknact School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22356	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 17	Hazardous Material	16	LF	2
22359	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 18	Hazardous Material	16	LF	2
22362	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 19	Hazardous Material	16	LF	2
22364	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Window Sill Location: Floor:1, Room:Classroom 20	Hazardous Material	16	LF	2
22368	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Closet Door Location: Floor:1, Room:Classroom 3	Hazardous Material	2	LF	2
22369	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Closet Door Location: Floor:1, Room:Classroom 4	Hazardous Material	3	LF	2
22382	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Handrail Location: Floor:Exterior, Room:Door 6	Hazardous Material	20	LF	2
22370	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	245	SF	2
22375	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Teachers' Lounge Bathroom	Hazardous Material	115	SF	2
22380	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Girls' Bathroom	Hazardous Material	180	SF	2
22383	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Overhang Location: Floor:Exterior, Room:Door 17 - Door 13	Hazardous Material	300	SF	2
9891	The Acoustical Ceiling Tiles Require Replacement	Functional Deficiency	2,500	SF	2
9904	The Athletic Sport Flooring Requires Replacement Note: Gym/cafeteria floor is torn and buckled.	Functional Deficiency	5,500	SF	2
9892	Interior Doors Require Replacement	Capital Renewal	38	Door	3
9924	Interior Walls Require Repainting (Bldg SF) Location: 1958 wing	Capital Renewal	11,810	SF	3
19765	Room Is Excessively Reverberant Note: Gym	Acoustics	5,500	SF	3
9893	The Ceramic Tile Flooring Requires Replacement	Capital Renewal	800	SF	3
11537	The Vinyl Composition Tile Requires Replacement	Capital Renewal	9,862	SF	3
9900	Interior Ceramic Walls Require Repair Or Replacement Location: Corridors	Capital Renewal	2,000	SF Wall	4
27925	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted wall	Hazardous Material	1,150	SF	4
9906	The Terrazzo Flooring Requires Repair	Deferred Maintenance	500	SF	4



Emma G. Whiteknact School

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9911	The Air Handler HVAC Component Requires Replacement	Capital Renewal	2	Ea.	2
9916	Ductwork Requires Replacement (SF Basis)	Capital Renewal	38,071	SF	3
9925	Replace Unit Vent	Capital Renewal	23	Ea.	3
9915	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	30	Ea.	3
9920	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	38,071	SF	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9917	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
9918	The Lighting Fixtures Require Replacement	Capital Renewal	38,071	SF	2
9912	The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2
9913	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
9914	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
9901	The Electrical Receptacles Are Inadequate And More are Needed	Functional Deficiency	20	Ea.	3
	Note: Each classroom needs an additional receptacle.				
9886	The Mounted Building Lighting Requires Replacement	Capital Renewal	15	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9895	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	20	Ea.	3
9909	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3
9896	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4
9888	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	29	Ea.	4
	Note: Classroom lavatories are aged and stained.				
9902	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4
	Note: Aged service sinks should be replaced.				
9910	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4
9894	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	22	Ea.	4

Fire and Life Safety

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9907	Fire Alarm Is Missing Or Inadequate	Code Compliance	38,071	SF	1

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18638	Technology: Campus lacks security electronic access control.	Technology	1	Ea.	3
	Note: Campus has access control system with two (2) electronic doors, add one (1) more door.				
18632	Technology: Campus network switching electronics are antiquated and/or do not meet standards.	Technology	48	Ea.	3
	Note: Refresh select network switches that have reached end-of-life.				
18640	Technology: Instructional spaces do not have local sound reinforcement.	Technology	19	Ea.	3
	Note: Add sound reinforcement in instructional spaces.				
18629	Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3
	Note: MDF grounding system is inadequate, add grounding system.				
18627	Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements.	Technology	1	Ea.	3
	Note: MDF is currently in supply room, add two (2) walls to dedicate.				
18628	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent.	Technology	1	Ea.	3
	Note: MDF equipment lacks adequate UPS unit, add UPS unit.				
18631	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards.	Technology	40	Ea.	3
	Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.				
18636	Technology: Network cabling infrastructure is partially outdated and/or needs expansion.	Technology	96	Ea.	3
	Note: Classrooms have two (2) data drops, add three (3) drops per classroom.				
18637	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life.	Technology	38,071	SF	3
	Note: PA/Bell/Clock system and antiquated, refresh.				
18639	Technology: Security cameras and recording system are inadequate and/or near end of useful life.	Technology	25	Ea.	3
	Note: Campus has video surveillance system with 2 analog cameras, and front door intercom, refresh and add 23 cameras.				

**Emma G. Whiteknact School****Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18633	Technology: Special Space AV/Multimedia systems are in need of minor improvements. Note: Add projection to cafeteria.	Technology	1	Room	3
18630	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18634	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	23	Ea.	3
18635	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9922	Replace Cabinetry In Classes/Labs Location: 1958 wing	Functional Deficiency	8	Room	2
9927	Countertops Require Replacement Location: Restrooms	Deferred Maintenance	2	Ea.	4

**Emma G. Whiteknact School****Emma G. Whiteknact School - Life Cycle Summary Yrs 1-10****Building: 01 - Main Building****Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Swinging Doors	Steel	1958	3	Door	3
Interior Door Supplementary Components	Door Hardware	1989	38	Door	3
Carpeting	Carpet	2011	1,716	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1989	12,378	SF	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1958	744	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	2000	18,373	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1989	12,378	SF	7
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1989	5,640	SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1989	14,201	SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1958	11,810	SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1958	1,150	SF	7

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1958	38,071	SF	4

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1958	38,071	SF	3
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1958	2	Ea.	7

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1989	5	Room	5



Emma G. Whiteknact School

DRAFT



LEA Review Report

James R. D. Oldham School | August 2016

Address: 60 Bart Drive, East Providence, RI 02915

Report Generated: August 22, 2016



Year Built: **1964**

Building Area: **30,000**

Capacity: **167**

**James R. D. Oldham School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9183	Asphalt Walks Require Replacement Note: Sidewalks are damaged and pose a trip hazard.	Capital Renewal	1,350	SF	1
9182	Asphalt Paving Requires Replacement Note: Asphalt paving is damaged.	Capital Renewal	35	CAR	2
9180	Fencing Requires Replacement (4' Chain Link Fence) Note: Fence is rusting.	Capital Renewal	63	LF	2
9179	Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	100	LF	3
9354	Traffic Signage Is Required Note: Add school warning sign on Griffith Drive.	Traffic	1	Ea.	3
9181	Asphalt Paving Requires Replacement Note: Asphalt paving has large cracks, potholes, and alligating. Sealcoating required.	Capital Renewal	18	CAR	4

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9184	The Pole Lighting Is Missing And Needed Note: Need to install poles to provide adequate illumination.	Functional Deficiency	3	Ea.	3

Building: 01 - Main Building**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9200	Skylight Requires Repair Note: Skylights area covered with plexiglass to prevent heat loss and rain.	Deferred Maintenance	10	Ea.	3

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9186	The Aluminum Window Requires Replacement Note: Single pane. Non-insulated.	Capital Renewal	1,896	SF	1
9216	Exterior Door Requires Repair Note: Missing weather stripping at boiler room.	Deferred Maintenance	2	Ea.	2
9211	The Metal Panel Exterior Requires Replacement (Bldg SF) Note: Non-insulated.	Capital Renewal	320	SF	2
9212	The Metal Panel Exterior Requires Replacement (Bldg SF) Note: Non-insulated.	Capital Renewal	496	SF	2

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9188	The Vinyl Composition Tile Requires Replacement Note: Damaged VCT.	Capital Renewal	10,376	SF	1
9204	Interior CMU Walls Require Repair Note: Cracks in CMU in boy's restroom.	Deferred Maintenance	450	SF	2
22487	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 8	Hazardous Material	1	Ea.	2
22488	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 8	Hazardous Material	5	Ea.	2
22490	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 7	Hazardous Material	1	Ea.	2



James R. D. Oldham School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22491	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 7	Hazardous Material	6	Ea.	2
22493	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Hall	Hazardous Material	1	Ea.	2
22494	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Hall	Hazardous Material	5	Ea.	2
22503	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 10	Hazardous Material	1	Ea.	2
22513	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 6	Hazardous Material	5	Ea.	2
22515	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22517	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Girls' Bathroom	Hazardous Material	1	Ea.	2
22519	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classrooms 1, 2, 4, 5	Hazardous Material	20	Ea.	2
22520	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classrooms 1, 2, 4, 5	Hazardous Material	4	Ea.	2
22521	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 3	Hazardous Material	1	Ea.	2
22522	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 3	Hazardous Material	5	Ea.	2
22486	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 8	Hazardous Material	100	SF	2
22514	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	180	SF	2
22523	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Bathroom	Hazardous Material	65	SF	2
9189	The Ceramic Tile Flooring Requires Replacement	Capital Renewal	808	SF	2
9214	Ceiling Grid Requires Replacement	Capital Renewal	25,000	SF	3
9197	Interior Ceramic Walls Require Repair Or Replacement Note: Cracks in ceramic tile in boys and girls restrooms.	Capital Renewal	100	SF Wall	3
9196	Interior Toilet Partition Requires Repair Note: Rusted toilet partitions.	Deferred Maintenance	5	Ea.	3
27916	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present	Hazardous Material	13,020	SF	3



James R. D. Oldham School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
19707	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	600	SF	3
9187	The Acoustical Ceiling Tiles Require Replacement Note: Ceiling tiles are stained and broken.	Capital Renewal	25,000	SF	3
9194	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	2	Ea.	3
9213	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	20,000	SF	4

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9203	The Window AC Unit Component Requires Replacement	Capital Renewal	12	Ea.	2
9215	Replace Unit Vent	Capital Renewal	12	Ea.	3
9206	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	19	Ea.	3
9210	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls Note: .	Capital Renewal	10,119	SF	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9207	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
9208	The Lighting Fixtures Require Replacement	Capital Renewal	23,611	SF	2
9205	The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2
9198	The Electrical Receptacles Are Inadequate And More are Needed Note: Inadequate amount of receptacles for each classroom.	Functional Deficiency	1	Ea.	3
9190	The Mounted Building Lighting Requires Replacement	Capital Renewal	17	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9195	The Existing Lavatory/Sink Faucet Is not ADA Compliant Note: Faucets are not ADA compliant.	ADA Compliance	7	Ea.	3
9192	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	11	Ea.	3
9202	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3
9193	Non-Refrigerated Drinking Fountain Requires Replacement Note: Currently only one water fountain in the school. Additional water fountains are needed. Existing water fountain is low flow.	Capital Renewal	1	Ea.	4
9185	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	15	Ea.	4
9199	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4
9191	The Restroom Lavatories Plumbing Fixtures Require Replacement Note: Faucets are leaking and hard to close.	Capital Renewal	12	Ea.	4

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18559	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add one (1) more door.	Technology	1	Ea.	3
18554	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	48	Ea.	3
18562	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Library AV/Multimedia system is nearing end-of-life, refresh.	Technology	1	Ea.	3
18561	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	11	Ea.	3
18550	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18549	Technology: Main Telecommunications Room is not dedicated and/or inadequate. Note: MDF is in Principals office, relocate.	Technology	1	Ea.	3
18551	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18553	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	36	Ea.	3

**James R. D. Oldham School****Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18558	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	48	Ea.	3
18563	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	33,730	SF	3
18560	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 3 digital cameras, and front door intercom, refresh and add 22 cameras.	Technology	25	Ea.	3
18555	Technology: Special Space AV/Multimedia system is inadequate. Note: Cafetorium/Multipurpose has no permanent AV/Multimedia system, add one.	Technology	1	Ea.	3
18552	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18556	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	13	Ea.	3
18557	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

**James R. D. Oldham School****James R. D. Oldham School - Life Cycle Summary Yrs 1-10****Building: 01 - Main Building****Roofing**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Low-Slope Roofing	EPDM - Rubber Roofing Material	1964	30,000	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Carpeting	Carpet	2013	1,632	SF	5
Suspended Plaster and	Painted ceilings	2013	710	SF	7
Wall Painting and Coating	Painting/Staining (Bldg SF)	1999	20,000	SF	7
Interior Door Supplementary Components	Door Hardware	1995	40	Door	9

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Heating System Supplementary Components	Controls - DDC (Bldg.SF)	1964	19,881	SF	5
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1964	30,000	SF	5
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	1964	2	Ea.	10
Facility Hydronic Distribution	Note: 1/8th HP Pump - 5HP	1964	2	Ea.	10

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wiring Devices	Electrical Disconnect	1964	1	Ea.	5
Lighting Fixtures	Note: 400A disconnect Light Fixtures (Bldg SF)	1964	6,389	SF	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2011	1	Ea.	5
Domestic Water Piping	Note: 50 gallon Domestic Water Piping System (Bldg.SF)	1964	30,000	SF	5

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2013	30,000	SF	9



James R. D. Oldham School

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LEA Review Report

Kent Heights School | August 2016

Address: 2680 Pawtucket Avenue, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: 1989
Building Area: 32,262
Capacity: 179

**Kent Heights School****Site Level Deficiencies****Site**

MAPP ID	Deficiency	Category	Qty	UoM	Priority
9781	Asphalt Paving Requires Replacement	Deferred Maintenance	3	CAR	3
9779	Concrete Walks Require Replacement	Capital Renewal	2,223	SF	3
9778	Asphalt Paving Requires Replacement	Capital Renewal	43	CAR	4

Note: Play area asphalt has large cracks throughout.

Building: 01 - Main Building**Roofing**

MAPP ID	Deficiency	Category	Qty	UoM	Priority
9764	Built-up Roofing With Aggregate Ballast Requires Replacement	Functional Deficiency	16,341	SF	2

Note: Roof has several leaks, open seams, holes, weathered membrane, and missing ballast.

Exterior

MAPP ID	Deficiency	Category	Qty	UoM	Priority
9765	The Brick Exterior Requires Repointing	Deferred Maintenance	2,750	SF Wall	2
10965	The Steel Window Requires Replacement	Capital Renewal	408	SF	2

Location: Library, rooms 8, 3, 6, 5, 2

Interior

MAPP ID	Deficiency	Category	Qty	UoM	Priority
22481	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	200	SF	2
	Note: Painted Wall				
	Location: Floor:1, Room:Storage				
22482	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	90	SF	2
	Note: Window Trim				
	Location: Floor:1, Room:Gymnasium				
22483	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	50	SF	2
	Note: Painted Wall				
	Location: Floor:1, Room:Classroom 5				
22484	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet)	Hazardous Material	50	SF	2
	Note: Painted Wall				
	Location: Floor:1, Room:Classroom 8				
9756	The Ceramic Tile Flooring Requires Replacement	Functional Deficiency	30	SF	2
	Note: Ceramic tile is cracked in teacher's lounge.				
9774	Interior Walls Require Repainting (Bldg SF)	Capital Renewal	14,155	SF	3
9755	The Vinyl Composition Tile Requires Replacement	Capital Renewal	11,620	SF	3
9753	Interior Gypsum Board Walls Require Repair	Deferred Maintenance	2,500	SF Wall	4
	Note: Water damaged gypsum board walls should be repaired.				
	Location: Rooms 8, 3, 6, 5, 2, 1, and Library				

Mechanical

MAPP ID	Deficiency	Category	Qty	UoM	Priority
9770	Air Compressor Is Inoperable And Requires Replacement	Deferred Maintenance	1	Ea.	3
9776	Replace Unit Vent	Capital Renewal	8	Ea.	3
9773	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	8,066	SF	4
9775	The Exhaust Hood Requires Replacement	Capital Renewal	5	Ea.	4

Electrical

MAPP ID	Deficiency	Category	Qty	UoM	Priority
9771	The Lighting Fixtures Require Replacement	Capital Renewal	15,162	SF	2



Kent Heights School

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9762	The Electrical Receptacles Are Inadequate And More are Needed Note: Classrooms need additional receptacles.	Functional Deficiency	20	Ea.	3
10964	The Mounted Building Lighting Requires Replacement	Capital Renewal	12	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9759	The Existing Lavatory/Sink Pipes Are Not Insulated Correctly Location: 1989 building restroom	ADA Compliance	4	LF	3
9758	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	5	Ea.	3
9768	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3
9754	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	14	Ea.	4
9763	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4
9769	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4
9757	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	5	Ea.	4

Fire and Life Safety

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9766	Fire Alarm Is Missing Or Inadequate	Code Compliance	32,262	SF	1

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18609	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add one (1) more door.	Technology	1	Ea.	3
18603	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	48	Ea.	3
18611	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	1	Ea.	3
18600	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18598	Technology: Main Telecommunications Room is not dedicated and/or inadequate. Note: MDF is currently in mechanical/electric room, needs to be relocated.	Technology	1	Ea.	3
18599	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18602	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	96	Ea.	3
18607	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	48	Ea.	3
18608	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	32,262	SF	3
18610	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 7 digital cameras, and front door intercom, refresh and add 18 cameras.	Technology	25	Ea.	3
18604	Technology: Special Space AV/Multimedia system is inadequate. Note: Cafetorium/Multipurpose has no permanent AV/Multimedia system, add one.	Technology	1	Ea.	3
18601	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18605	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	24	Ea.	3
18606	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9777	Countertops Require Replacement	Deferred Maintenance	1	Ea.	4



Kent Heights School

Specialties

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
	Note:	Boys restroom countertop is delaminating.			

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**Kent Heights School****Kent Heights School - Life Cycle Summary Yrs 1-10****Site Level Life Cycle Items****Site**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Parking Lot Pavement	Asphalt	2003	21	CAR	3
Playfield Areas	ES Playgrounds	2003	1	Ea.	5
Fences and Gates	Fencing - Chain Link (4 Ft)	2003	150	LF	5
Fences and Gates	Fencing - Chain Link (8 Ft)	2003	220	LF	5
Fences and Gates	Fencing - Ornamental	2003	240	LF	7

Building: 01 - Main Building**Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1989	26	Door	3
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1989	4,350	SF	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1989	11,991	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1989	11,991	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	2003	12,658	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	2003	14,367	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1989	14,155	SF	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	2003	15,421	SF	7
Suspended Plaster and	Painted ceilings	2003	500	SF	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	2003	15,421	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Facility Hydronic Distribution	Pump - 1HP or Less (Ea.)	2003	2	Ea.	3
	Note: 1.5 hp				
Other HVAC Distribution Systems	VFD (5 HP)	2003	2	Ea.	3
Heat Generation	Boiler - Cast Iron - Steam (1275 MBH)	1989	1	Ea.	4
Heating System Supplementary Components	Controls - DDC (Bldg,SF)	1989	24,196	SF	4
Decentralized Heating Equipment	Heating Unit Vent - Steam/Hot water	2003	25	Ea.	5
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	1989	8	Ea.	8

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1989	2	Ea.	3
Power Distribution	Panelboard - 120/208 100A	1989	1	Ea.	3
Lighting Fixtures	Light Fixtures (Bldg SF)	2003	17,100	SF	7

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	2003	2	Ea.	3
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	2014	1	Ea.	8
	Note: 160 gallon				
Domestic Water Equipment	Gas Piping System (BldgSF)	1989	32,262	SF	10



Kent Heights School

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1989	6	Room	5

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Kent Heights School

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LEA Review Report

Myron J. Francis Elementary School | August 2016

Address: 64 Bourne Avenue, Rumford, RI 02916

Report Generated: August 22, 2016



Year Built: **1989**
Building Area: **50,440**
Capacity: **280**

**Myron J. Francis Elementary School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10047	Asphalt Walks Require Replacement Note: Asphalt walkways are cracked and not level.	Functional Deficiency	6,024	SF	1
10045	Asphalt Paving Requires Replacement Note: There are large cracks in asphalt drives and paved play area.	Functional Deficiency	60	CAR	2
10046	Asphalt Paving Requires Replacement Note: Asphalt parking has large pot holes and cracks.	Functional Deficiency	56	CAR	2
10044	Fencing Requires Replacement (4' Chain Link Fence) Note: Original fence is aged and should be replaced.	Functional Deficiency	640	LF	2
11643	Crosswalk: Needs to be added Note: Install crosswalk in southeast parking lot (adjacent to south corner of school building)	Traffic	1	Ea.	3
11644	Traffic Signage Is Required Note: Add flashing beacon to school zone signs	Traffic	2	Ea.	3

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11428	The Pole Lighting Is Missing And Needed Note: Additional light poles should be added to site. There is currently only one pole light on the campus.	Functional Deficiency	2	Ea.	3
10048	The Pole Lighting Requires Replacement Note: Only one pole light currently present and it is not functioning.	Capital Renewal	1	Ea.	3

Building: 01 - Main Building**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10073	EPDM Roofing Requires Replacement (Bldg SF) Note: There are several failing seams, blisters, and ponding on the roof.	Capital Renewal	16,366	SF	1
10051	Shingle Roof Requires Replacement Note: There are roof leaks throughout school and missing shingles.	Capital Renewal	34,074	SF	1

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10053	The Steel Window Requires Replacement Location: Rooms 12 and 23	Capital Renewal	48	SF	2

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10064	The Athletic Sport Flooring Requires Replacement Note: Flooring is scratched, worn, and chipped in places.	Functional Deficiency	4,500	SF	1
10059	The Gypsum Board Ceilings Require Repainting	Functional Deficiency	4,200	SF	1
10061	Interior Ceramic Walls Require Repair Or Replacement	Functional Deficiency	500	SF Wall	2
10074	Interior Walls Require Repainting (Bldg SF)	Functional Deficiency	43,417	SF	2
21990	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Wood Door Location: Floor:1, Room:All Rooms	Hazardous Material	100	Ea.	2
21991	Paint (probable pre-1978) - large areas (> 10 sq. ft.) of peeling/damage & area in active use - children (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:All Rooms	Hazardous Material	100	Ea.	2
10054	The Acoustical Ceiling Tiles Require Replacement Note: Ceiling tiles are stained and some are breaking. Location: Classrooms, gym, library, corridors, restrooms	Functional Deficiency	45,920	SF	2



Myron J. Francis Elementary School

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10065	Interior CMU Walls Require Repair Location: Corridor outside Room 7	Deferred Maintenance	250	SF	3
19786	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	2,000	SF	3
10055	The Vinyl Composition Tile Requires Replacement Note: VCT is chipped and separating in various areas. Location: Corridors and Room 22	Capital Renewal	7,500	SF	3
10060	Interior Toilet Partition Requires Replacement Note: Toilet partitions are damaged, have broken hardware, and are rusting.	Capital Renewal	16	Ea.	4

Mechanical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10069	Air Compressor Is Inoperable And Requires Replacement	Deferred Maintenance	1	Ea.	3
10075	Replace Unit Vent	Capital Renewal	30	Ea.	3
10072	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	50,440	SF	4

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10070	The Lighting Fixtures Require Replacement	Capital Renewal	50,440	SF	2
10062	The Electrical Receptacles Are Inadequate And More are Needed Note: More receptacles are needed in classrooms.	Functional Deficiency	20	Ea.	3
10057	The Mounted Building Lighting Requires Replacement	Capital Renewal	4	Ea.	3
10056	The Canopy Lighting Requires Replacement	Deferred Maintenance	42	Ea.	4

Plumbing

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10052	Install Fire Sprinklers	Code Compliance	50,440	SF	3
10049	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	29	Ea.	4
10063	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4
10068	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	5	Ea.	4
10058	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	27	Ea.	4

Fire and Life Safety

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10066	Fire Alarm Is Missing Or Inadequate	Code Compliance	50,440	SF	1

Technology

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
18652	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add one (1) more door.	Technology	1	Ea.	3
18646	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	96	Ea.	3
18654	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	24	Ea.	3
18643	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18641	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF has in shared (storage) space, dedicate. WARM when surveyed.	Technology	1	Ea.	3
18642	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18645	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	48	Ea.	3
18650	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	96	Ea.	3

**Myron J. Francis Elementary School****Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18651	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	50,440	SF	3
18653	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 5 digital cameras, and front door intercom, refresh and add 20 cameras.	Technology	25	Ea.	3
18647	Technology: Special Space AV/Multimedia system is inadequate. Note: Cafetorium/Multipurpose has no permanent AV/Multimedia system, add one.	Technology	1	Ea.	3
18644	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18648	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	27	Ea.	3
18649	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

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**Myron J. Francis Elementary School****Myron J. Francis Elementary School - Life Cycle Summary Yrs 1-10****Site Level Life Cycle Items****Site**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Pedestrian Pavement	Sidewalks - Concrete	1989	3,594	SF	5

Building: 01 - Main Building**Exterior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Wall Veneer	Stucco - Bldg SF basis	1989	8,400	SF	8

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Operable Partitions	Foldable partition (Bldg SF)	1989	420	SF Wall	5
Interior Door Supplementary Components	Door Hardware	1989	83	Door	5
Carpeting	Carpet	2009	2,556	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	2002	33,538	SF	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	1989	320	SF	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	1989	45,920	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1989	43,417	SF	7
Suspended Plaster and	Painted ceilings	1989	4,200	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Heat Generation	Boiler - Cast Iron - Water (4488 MBH)	1989	1	Ea.	8
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	1989	5	Ea.	8

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Power Distribution	Panelboard - 120/208 225A	1989	8	Ea.	4

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1989	1	Ea.	5
	Note: 72 gallon				
Plumbing Fixtures	Showers	1989	2	Ea.	5

Specialties

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Casework	Fixed Cabinetry	1989	17	Room	5



Myron J. Francis Elementary School

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LEA Review Report

Orlo Avenue School | August 2016

Address: 25 Orlo Avenue, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: **1957**
Building Area: **32,515**
Capacity: **181**

**Orlo Avenue School****Site Level Deficiencies****Site**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11307	Concrete Walks Require Replacement Note: Walkways have large cracks and alligating. Some areas have completely deteriorated.	Functional Deficiency	6,851	SF	1
11304	Fencing Requires Replacement (4' Chain Link Fence) Note: Fence is rusting with several areas damaged and falling.	Functional Deficiency	550	LF	1
11305	Asphalt Paving Requires Replacement Note: Parking lot asphalt has large cracks, potholes, and alligating.	Functional Deficiency	30	CAR	2
11306	Asphalt Paving Requires Replacement Note: Paved play area asphalt has multiple large cracks.	Deferred Maintenance	35	CAR	2
11602	Asphalt Walks Require Replacement	Capital Renewal	3,016	SF	3
11671	Crosswalk: Needs to be added Note: Add crosswalk on N Broadway at corner of Blanche Ave	Traffic	1	Ea.	3
11672	Traffic Signage Is Required Note: Add school zone signs on N Broadway	Traffic	2	Ea.	3

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11308	The Pole Lighting Is Missing And Needed Note: There are currently no parking lot lights.	Functional Deficiency	2	Ea.	3

Building: 01 - Main Building**Site**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11324	The Access Is Not ADA Compliant And Requires An ADA Compliant Ramp Note: Main entry is not ADA compliant.	ADA Compliance	1	Ea.	2

Exterior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11312	The Aluminum Window Requires Replacement Note: Windows are aged and weathered with cracking seals. 24 @ 2x3; 3 @ 2x4; 9 @ 2x6; 88 @ 3x6; 32 @ 4x4	Functional Deficiency	2,372	SF	2
11332	The Brick Exterior Requires Repointing	Deferred Maintenance	20,000	SF Wall	2
11350	The Metal Panel Exterior Requires Replacement (Bldg SF) Location: Above windows	Deferred Maintenance	639	SF	3

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11328	Interior Toilet Partition Requires Repair	Functional Deficiency	8	Ea.	1
11325	The Access Is Not ADA Compliant And Requires A Doorway Access Power Assist Mechanism Note: There is no ADA access to the gym/cafe area.	ADA Compliance	2	Door	1
11326	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements Note: Restrooms do not have ADA compliant stalls.	ADA Compliance	2	Ea.	1
22450	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Gymnasium	Hazardous Material	2	Ea.	2
22452	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Main Hall	Hazardous Material	1	Ea.	2
22453	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Location: Floor:1, Room:Boiler Room	Hazardous Material	1	Ea.	2



Orlo Avenue School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22454	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 4	Hazardous Material	1	Ea.	2
22455	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classrooms 2, 3	Hazardous Material	2	Ea.	2
22457	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 1	Hazardous Material	1	Ea.	2
22458	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Kindergarten Room D	Hazardous Material	1	Ea.	2
22463	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classrooms 9, 10	Hazardous Material	1	Ea.	2
22464	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 8	Hazardous Material	1	Ea.	2
22465	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 8	Hazardous Material	1	Ea.	2
22466	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 7	Hazardous Material	1	Ea.	2
22467	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 7	Hazardous Material	2	Ea.	2
22469	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 6	Hazardous Material	1	Ea.	2
22471	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 5	Hazardous Material	1	Ea.	2
22472	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Classroom 5	Hazardous Material	1	Ea.	2
22473	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 13	Hazardous Material	1	Ea.	2
22475	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 14	Hazardous Material	1	Ea.	2
22478	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2



Orlo Avenue School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22479	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 11	Hazardous Material	1	Ea.	2
22480	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 12	Hazardous Material	1	Ea.	2
22456	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classrooms 2, 3	Hazardous Material	12	LF	2
22462	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Clinic	Hazardous Material	12	LF	2
22468	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 7	Hazardous Material	12	LF	2
22470	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 6	Hazardous Material	12	LF	2
22474	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 13	Hazardous Material	12	LF	2
22476	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 14	Hazardous Material	12	LF	2
22449	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Gymnasium	Hazardous Material	100	SF	2
22451	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Bathroom	Hazardous Material	115	SF	2
22459	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	245	SF	2
22460	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Classroom 16A	Hazardous Material	300	SF	2
22477	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	310	SF	2
11318	The Ceramic Tile Flooring Requires Replacement Note: Original ceramic tile is aged with pieces missing.	Deferred Maintenance	860	SF	2
11317	The Vinyl Composition Tile Requires Replacement Note: VCT is separating at seams and has alligator cracking.	Deferred Maintenance	24,659	SF	2
11352	Ceiling Grid Requires Replacement Note: Ceiling grid is aged and stained with various pieces missing.	Deferred Maintenance	28,087	SF	3
11314	Interior Doors Require Replacement Note: Original wood doors should be replaced.	Capital Renewal	62	Door	3
11355	Interior Wood Walls Require Replacement Note: Original wood wall panel should be replaced.	Deferred Maintenance	392	SF	3



Orlo Avenue School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11316	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: Original 9x9 tile in gym/cafe and kitchen should be replaced.	Hazardous Material	4,488	SF	3
19794	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	1,200	SF	3
11313	The Acoustical Ceiling Tiles Require Replacement Note: Ceiling tiles are aged and stained with some cracked and broken.	Deferred Maintenance	28,087	SF	3
11315	The Carpet Flooring Requires Replacement	Deferred Maintenance	1,608	SF	3
11333	Interior Gypsum Board Walls Require Repainting	Deferred Maintenance	10,000	SF Wall	5

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11338	The Air Handler HVAC Component Requires Replacement Location: Room 16A and one that serves the gym	Capital Renewal	2	Ea.	2
11337	The Window AC Unit Component Requires Replacement	Capital Renewal	1	Ea.	2
11339	Air Compressor Is Inoperable And Requires Replacement	Deferred Maintenance	1	Ea.	3
11344	Ductwork Requires Replacement (SF Basis)	Capital Renewal	4,000	SF	3
11354	Replace Unit Vent	Capital Renewal	16	Ea.	3
11343	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	13	Ea.	3
11345	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	32,515	SF	3
11349	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls Note: System is out of date and needs to be upgraded to DDC.	Capital Renewal	32,515	SF	4
11356	Small HVAC Circulating Pump Requires Replacement Note: 3 @ 1.5 hp each	Deferred Maintenance	3	Ea.	4
11353	The Exhaust Hood Requires Replacement	Capital Renewal	4	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11346	The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2
11347	The Lighting Fixtures Require Replacement	Capital Renewal	32,515	SF	2
11340	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
11341	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
11330	The Electrical Receptacles Are Inadequate And More are Needed Note: There are only two receptacles in each classroom. Circuits trip because the load is near capacity.	Functional Deficiency	20	Ea.	3
11320	The Mounted Building Lighting Requires Replacement	Capital Renewal	17	Ea.	3
11319	The Canopy Lighting Requires Replacement	Deferred Maintenance	6	Ea.	4

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11342	Backflow Preventer Requires Replacement	Capital Renewal	1	Ea.	2
11311	Install Fire Sprinklers Location: Throughout the school	Code Compliance	32,515	SF	3
11322	The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	21	Ea.	3
11335	The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	3
11323	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4
11309	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	18	Ea.	4
11331	The Custodial Mop Or Service Sink Requires Replacement Note: Custodial sink is aged and stained.	Deferred Maintenance	1	Ea.	4
11336	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4
11321	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	19	Ea.	4

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18697	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add one (1) more door.	Technology	1	Ea.	3

**Orlo Avenue School****Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18691	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	48	Ea.	3
18699	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	15	Ea.	3
18688	Technology: Intermediate Telecommunications Room needs M/E improvements. Note: IDF 1 is not secure, low density, add wall mount cabinet.	Technology	1	Ea.	3
18689	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18686	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18684	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF has in shared (storage) space, dedicate. WARM when surveyed.	Technology	1	Ea.	3
18685	Technology: Main Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: MDF equipment lacks adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18690	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	48	Ea.	3
18695	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have two (2) data drops, add three (3) drops per classroom.	Technology	48	Ea.	3
18696	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	32,515	SF	3
18698	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 4 analog cameras, and front door intercom, refresh and add 21 cameras.	Technology	25	Ea.	3
18692	Technology: Special Space AV/Multimedia system is inadequate. Note: Cafetorium/Multipurpose has no permanent AV/Multimedia system, add one.	Technology	1	Ea.	3
18687	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18693	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	17	Ea.	3
18694	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
11351	Replace Cabinetry In Classes/Labs	Deferred Maintenance	15	Room	2

**Orlo Avenue School****Orlo Avenue School - Life Cycle Summary Yrs 1-10****Building: 01 - Main Building****Exterior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Exterior Wall Veneer	Pre-cast Concrete Panel - Bldg SF basis	1957	1,500	SF	10

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2015	21,335	SF	6
Wall Painting and Coating	Painting/Staining (Bldg SF)	1957	10,000	SF	7
Carpeting	Carpet	2012	1,608	SF	8
Suspended Plaster and	Painted ceilings	2015	900	SF	9

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wiring Devices	Electrical Disconnect	1957	1	Ea.	10

Note: 600 amp

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1957	1	Ea.	3
Plumbing Fixtures	Mop/Service Sinks	1957	3	Ea.	3
	Note: Kitchen sinks				
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1971	32,515	SF	5



Orlo Avenue School

DRAFT



LEA Review Report

Riverside Middle School | August 2016

Address: 179 Forbes Street, Riverside, RI 02915

Report Generated: August 22, 2016



Year Built: **1966**

Building Area: **130,682**

Capacity: **722**

**Riverside Middle School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9500	Asphalt Walks Require Replacement Note: Sidewalks have pot holes and cracks.	Functional Deficiency	1,785	SF	1
9498	Asphalt Paving Requires Replacement Note: Parking lot has areas of alligatoring with large cracks and pot holes.	Deferred Maintenance	98	CAR	2
9499	Asphalt Paving Requires Replacement Note: Asphalt is alligatoring with potholes and cracks throughout.	Functional Deficiency	200	CAR	2
9497	Fencing Requires Replacement (4' Chain Link Fence) Note: Rusted fence.	Deferred Maintenance	54	LF	2
9502	Fencing Requires Replacement (Wood Fence) Note: Wood has dry rotted and panels are missing.	Deferred Maintenance	1,072	LF	3
11606	Traffic Signage Is Required Note: Add school zone signs and flashing beacons	Traffic	2	Ea.	3

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
11572	The Pole Lighting Is Missing And Needed Note: Additional lighting is needed to illuminate the exterior.	Functional Deficiency	2	Ea.	3

Building: 01 - Main Building**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9534	EPDM Roofing Requires Replacement (Bldg SF) Note: Team could not access roof. Principal informed team that roof is in poor condition and leaks.	Functional Deficiency	64,000	SF	1
9521	Skylight Requires Replacement Location: Gym	Deferred Maintenance	16	Ea.	1

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9506	The Aluminum Window Requires Replacement Note: Single pane aluminum windows should be replaced.	Deferred Maintenance	7,254	SF	1
9533	The Metal Panel Exterior Requires Replacement (Bldg SF)	Deferred Maintenance	1,306	SF	3
9541	Caulking Requires Replacement Note: Expansion joint caulking	Deferred Maintenance	2,000	LF	4
9522	Handrail Requires Repainting	Deferred Maintenance	530	LF	4
9504	The Exterior Soffit Requires Repainting	Deferred Maintenance	1,306	SF	5

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9515	Interior Ceramic Walls Require Repair Or Replacement Location: Locker rooms, kitchen, room 112	Deferred Maintenance	5,000	SF Wall	2
9508	Interior Doors Require Replacement Note: All interior wood doors and hardware original with non-compliant hardware.	Deferred Maintenance	152	Door	2
9509	The Carpet Flooring Requires Replacement Location: Library and auditorium	Functional Deficiency	6,124	SF	2
9513	The Gypsum Board Ceilings Require Repainting Location: Kitchen, locker rooms, auditorium	Deferred Maintenance	17,470	SF	2
9525	Interior CMU Walls Require Repair Note: Cracks in Room 110 and 226.	Deferred Maintenance	5,500	SF	3
9540	Interior Wood Walls Require Replacement Location: Library	Deferred Maintenance	3,600	SF	3
19798	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	1,600	SF	3



Riverside Middle School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9507	The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	91,987	SF	3
9518	The Terrazzo Flooring Requires Replacement	Capital Renewal	1,500	SF	3
	Location: 1st floor lobby				
9510	The Vinyl Composition Tile Requires Replacement	Deferred Maintenance	89,088	SF	3
	Note: VCT is chipped and cracked in corridors and classrooms.				
9537	Ceiling Grid Requires Replacement	Capital Renewal	91,987	SF	4
21235	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Metal Door				
	Location: Floor:1, Room:Cafeteria				
21236	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Kitchen Bathroom				
21237	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Metal Door Frame				
	Location: Floor:1, Room:Kitchen				
21240	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Stairs & Hall				
21246	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Metal Door Frame				
	Location: Floor:1, Room:Health/Weight Room 109				
21248	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Metal Door Frame				
	Location: Floor:1, Room:Classroom 110				
21249	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Classroom 112				
21250	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Classroom 114				
21251	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Classroom 116				
21252	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Classroom 117				
21253	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	2	Ea.	4
	Note: Metal Door Frame				
	Location: Floor:1, Room:Guidance Office				
21256	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Women's Staff Bathroom				
21258	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:1, Room:Cafeteria Stairs				
21260	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each)	Hazardous Material	1	Ea.	4
	Note: Univent				
	Location: Floor:2, Room:Girls' Bathroom				



Riverside Middle School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
21264	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:2, Room:Girls' Locker Room	Hazardous Material	1	Ea.	4
21238	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:1, Room:Stairs & Hall	Hazardous Material	30	LF	4
21242	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:1, Room:Stairs to Boys' Locker Room	Hazardous Material	30	LF	4
21245	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:1, Room:Stairs to Girls' Locker Room	Hazardous Material	30	LF	4
21247	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:1, Room:Stair s to Girls' Locker Room	Hazardous Material	30	LF	4
21257	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:1, Room:Cafeteria Stairs	Hazardous Material	30	LF	4
21259	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Cafeteria Stairs	Hazardous Material	30	LF	4
21261	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Wood Shop Stairs	Hazardous Material	30	LF	4
21263	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Stairs to Gymnasium	Hazardous Material	30	LF	4
21265	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Gymnasium Stairs	Hazardous Material	60	LF	4
21270	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Stairs to Room 116	Hazardous Material	30	LF	4
21272	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Stairs to 115	Hazardous Material	30	LF	4
21273	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Hand Rail Location: Floor:2, Room:Main Lobby Stairs	Hazardous Material	60	LF	4
21239	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Risers Location: Floor:1, Room:Stairs & Hall	Hazardous Material	60	SF	4
21243	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Ceiling Location: Floor:1, Room:Visiting Locker Room	Hazardous Material	200	SF	4



Riverside Middle School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
21244	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Visiting Locker Room Bathroom	Hazardous Material	180	SF	4
21255	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	65	SF	4
21268	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:2, Room:Projector Room, Storage	Hazardous Material	300	SF	4
21271	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:2, Room:Boys' Bathroom	Hazardous Material	180	SF	4
9511	The Ceramic Tile Flooring Requires Replacement Location: Kitchen, restrooms, locker rooms	Capital Renewal	9,046	SF	4
9514	Interior Toilet Partition Requires Repainting Note: Toilet partitions are rusting and worn. Location: 1st floor restrooms	Deferred Maintenance	385	SF Wall	5

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9524	The Air Handler HVAC Component Requires Replacement	Capital Renewal	9	Ea.	2
9526	Air Compressor Is Inoperable And Requires Replacement Note: Air compressor is aged and should be replaced.	Deferred Maintenance	1	Ea.	3
9539	Replace Unit Vent Note: Cabinet heating unit is aged and should be replaced.	Capital Renewal	48	Ea.	3
9530	The Fin Tube Water Radiant Heater Requires Replacement Note: Radiant heaters are aged and should be replaced.	Capital Renewal	73	Ea.	3
11577	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	130,682	SF	4
9538	The Exhaust Hood Requires Replacement Note: Team did not have access to the roof but was informed that there were approximately 20 fans on the roof. Based off the bottom of the exhaust fan the team believed that the exhaust fans should be replaced.	Capital Renewal	20	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9523	Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2
9531	The Lighting Fixtures Require Replacement	Capital Renewal	130,682	SF	2
9527	The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2
9528	The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2
9529	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
9516	The Electrical Receptacles Are Inadequate And More are Needed Note: Classrooms need additional receptacles.	Functional Deficiency	40	Ea.	3
9512	The Mounted Building Lighting Requires Replacement	Capital Renewal	15	Ea.	3

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9505	Install Fire Sprinklers Note: Sprinkler system only covers part of the building.	Code Compliance	115,682	SF	3
11576	The Showers Plumbing Fixtures Require Replacement	Capital Renewal	70	Ea.	3
11574	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4
11573	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	18	Ea.	4
9517	The Custodial Mop Or Service Sink Requires Replacement Note: Service sinks are aged and should be replaced.	Deferred Maintenance	5	Ea.	4
11575	The Refrigerated Water Cooler Requires Replacement	Capital Renewal	5	Ea.	4



Riverside Middle School

Fire and Life Safety

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9520	Fire Alarm Is Missing Or Inadequate	Code Compliance	130,682	SF	1

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18574	Technology: Auditorium AV/Multimedia system is inadequate. Note: Small Auditorium AV/Multimedia systems need to be refreshed/improved.	Technology	1	Room	3
18582	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add three (3) more doors.	Technology	3	Ea.	3
18573	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	240	Ea.	3
18576	Technology: Campus wireless infrastructure meets standards but does not cover all areas of campus. Note: Wireless coverage density too low to support future device needs (one AP per every other classroom).	Technology	18	Ea.	3
18580	Technology: Classroom AV/Multimedia systems are inadequate and/or near end of useful life. Note: Library AV/Multimedia system is nearing end-of-life, refresh.	Technology	1	Ea.	3
18575	Technology: Gymnasium sound system is nonexistent, inadequate, or near end of useful life. Note: Add gymnasium sound system.	Technology	1	Ea.	3
18584	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	38	Ea.	3
18570	Technology: Intermediate Telecommunications Room grounding system is inadequate or non-existent. Note: IDF lack grounding system, add grounding system.	Technology	2	Ea.	3
18567	Technology: Intermediate Telecommunications Room is not dedicated and/or inadequate. Note: IDF 1 is in shared space (switches on top of locker/cabinet) relocate/dedicate/rezone.	Technology	1	Ea.	3
18568	Technology: Intermediate Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: IDF 2 is in workroom (switches on top of milk cartons), dedicate/rezone.	Technology	1	Ea.	3
18569	Technology: Intermediate Telecommunications Room UPS does not meet standards, is inadequate, or non-existent. Note: IDF does not have adequate UPS unit, add UPS unit.	Technology	1	Ea.	3
18565	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18564	Technology: Main Telecommunications Room needs M/E improvements. Note: MDF has millwork and needs minor improvements/renovations.	Technology	1	Ea.	3
18572	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	120	Ea.	3
18579	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have two (2) data drops, add three (3) drops per classroom.	Technology	144	Ea.	3
18581	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	130,682	SF	3
18583	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 2 digital cameras, 6 analog cameras and front door intercom, refresh and add 42 cameras.	Technology	50	Ea.	3
18566	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18571	Technology: Telecommunications Room (small size room) needs dedicated cooling system improvements. Note: IDF does not have independent AC, add AC unit.	Technology	2	Ea.	3
18577	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	45	Ea.	3
18578	Technology: Telephone system is inadequate and/or non-existent. Note: Intertel PBX phone system is nearing end-of-life.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9519	The Retractable Bleachers Require Replacement Note: Bleachers no longer retract and have several sharp edges.	Functional Deficiency	250	Seat	1
9536	Replace Cabinetry In Classes/Labs	Deferred Maintenance	6	Room	3
9535	The Metal Student Lockers Require Replacement Note: Lockers are rusted and many are missing locks.	Deferred Maintenance	1,184	Ea.	3



Riverside Middle School

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**Riverside Middle School****Riverside Middle School - Life Cycle Summary Yrs 1-10****Site Level Life Cycle Items****Site**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fences and Gates	Wood	1990	1,072	LF	10
Parking Lot Lighting	Pole Lighting	1990	5	Ea.	10

Building: 01 - Main Building**Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Interior Door Supplementary Components	Door Hardware	1990	27	Door	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2014	85,070	SF	5
Carpeting	Carpet	1998	6,124	SF	8
Interior Swinging Doors	Steel	1990	27	Door	10
Suspended Plaster and	Painted ceilings	1966	17,470	SF	10

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Facility Hydronic Distribution	Pump - 5HP	1966	2	Ea.	3
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1966	130,682	SF	4
HVAC Air Distribution	Ductwork (Bldg.SF)	1966	130,682	SF	5

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Packaged Generator Assemblies	Emergency Generator (75 KW)	1966	1	Ea.	5
Note: 64kw					
Transfer Switches	Automatic Transfer Switch (Amps)	1966	200	Amps	5
Wiring Devices	Electrical Disconnect	1966	1	Ea.	5

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Building Support Plumbing System Supplementary Components	Sump Pump	1966	1	Ea.	3
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1965	130,682	SF	4
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	1966	1	Ea.	5

Conveyances

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Elevators	Hydraulic (Passenger Elev)	1998	1	Ea.	7



Riverside Middle School

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LEA Review Report

Silver Spring School | August 2016

Address: 120 Silver Spring Avenue, East Providence, RI 02914

Report Generated: August 22, 2016



Year Built: 1969
Building Area: 33,691
Capacity: 187

**Silver Spring School****Site Level Deficiencies****Site**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9705	Asphalt Paving Requires Replacement Note: Parking lot has several large pot holes, alligating, and areas where asphalt surface has completely deteriorated.	Functional Deficiency	20	CAR	1
9707	Concrete Walks Require Replacement	Functional Deficiency	4,500	SF	1
9704	Fencing Requires Replacement (4' Chain Link Fence) Note: Fence is rusted and chain link is pulling apart in places.	Deferred Maintenance	162	LF	2
11619	Crosswalk Requires Repainting Note: Add crosshatching to crosswalks	Traffic	10	Ea.	3
11620	Traffic Signage Is Required Note: Add flashing beacon to school zone signs	Traffic	2	Ea.	3
9706	Asphalt Paving Requires Replacement Note: Asphalt roadway has several areas with cracks, alligating, and pot holes.	Capital Renewal	35	CAR	4

Electrical

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9708	The Pole Lighting Is Missing And Needed Note: Pole lights are needed around the school. There is currently minimal illumination.	Functional Deficiency	5	Ea.	3

Building: 01 - Main Building**Roofing**

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9734	Skylight Requires Replacement	Deferred Maintenance	16	Ea.	1
9713	The Roof Operable Hatch Requires Repair	Functional Deficiency	1	Ea.	1
9733	The Tectum Decking Requires Replacement	Deferred Maintenance	3,600	SF	1
9728	Single-Ply Covering Has Blisters That Should Be Repaired	Deferred Maintenance	25	Ea.	2
9729	Drains And Piping Are Needed To Eliminate Ponding	Functional Deficiency	2	Ea.	3

Structural

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
10968	Structural Condition Exists Note: Repairs to the south and east walls were made in 1999. Evidence of continued issues seen in exterior brick as well as interior CMU in the gym and interior ceramic tile cracking. If concrete walls are not currently reinforced, recommended action is to saw cut at each joist bearing location, add reinforcing, grout and finish walls. Replace existing steel lintels that exhibit excessive rusting or deterioration and replace with new galvanized steel lintels.	Deferred Maintenance	1	Job	2

Exterior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9711	The Brick Exterior Requires Repair Note: Cracks in wall should be repaired.	Functional Deficiency	1,000	SF Wall	1
9736	Handrail Requires Repainting	Deferred Maintenance	200	LF	2
9712	The Aluminum Window Requires Replacement Note: Windows are aged single pane assemblies with caulking dry rotted or missing.	Functional Deficiency	2,892	SF	2
9710	The Exterior Soffit Requires Repainting	Deferred Maintenance	200	SF	2

Interior

MAPPs ID	Deficiency	Category	Qty	UoM	Priority
9725	Interior Ceramic Walls Require Repair Or Replacement Note: Ceramic tile walls are cracking in the gym restrooms.	Functional Deficiency	1,000	SF Wall	1
9738	Interior CMU Walls Require Repair Note: Cracks in CMU wall in the Gym/Cafe and in corridor outside of the Gym.	Functional Deficiency	1,500	SF	1
9737	Interior CMU Walls Require Repainting	Deferred Maintenance	15,000	SF	2
9724	Interior Toilet Partition Requires Repair	Deferred Maintenance	10	Ea.	2

**Silver Spring School****Interior**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22529	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Cafetorium	Hazardous Material	2	Ea.	2
22532	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Wood Door Location: Floor:1, Room:Storage	Hazardous Material	1	Ea.	2
22533	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 17	Hazardous Material	1	Ea.	2
22535	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 20	Hazardous Material	1	Ea.	2
22537	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classroom 20	Hazardous Material	1	Ea.	2
22538	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:ELL/Reading Room	Hazardous Material	1	Ea.	2
22539	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classroom 24	Hazardous Material	1	Ea.	2
22540	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:1, Room:Classrooms 25, 26, 21, 22, 23	Hazardous Material	5	Ea.	2
22542	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Classrooms 25, 26, 21, 22, 23	Hazardous Material	5	Ea.	2
22544	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22545	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:Basement, Room:Stairs	Hazardous Material	2	Ea.	2
22546	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:Basement, Room:Classroom 4	Hazardous Material	1	Ea.	2
22547	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:Basement, Room:Classroom 5	Hazardous Material	1	Ea.	2
22549	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:Basement, Room:Classrooms 6, 1, 2, 3	Hazardous Material	1	Ea.	2
22551	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:Basement, Room:Classrooms 6, 1, 2, 3	Hazardous Material	1	Ea.	2



Silver Spring School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
22552	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:Basement, Room:Stairs	Hazardous Material	2	Ea.	2
22555	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:Basement, Room:Girls' Bathroom	Hazardous Material	1	Ea.	2
22558	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Univent Location: Floor:Basement, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22559	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - each) Note: Metal Door Frame Location: Floor:Basement, Room:Boys' Bathroom	Hazardous Material	1	Ea.	2
22525	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Handrail Location: Floor:Exterior, Room:Cafeteria Doors	Hazardous Material	40	LF	2
22526	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Metal Handrail Location: Floor:Exterior, Room:Hall Exit Door	Hazardous Material	20	LF	2
22536	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classroom 20	Hazardous Material	40	LF	2
22541	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:1, Room:Classrooms 25, 26, 21, 22, 23	Hazardous Material	60	LF	2
22548	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:Basement, Room:Classroom 5	Hazardous Material	12	LF	2
22550	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - linear feet) Note: Wood Casework - Base Cabinets Location: Floor:Basement, Room:Classrooms 6, 1, 2, 3	Hazardous Material	12	LF	2
22534	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Painted Wall Location: Floor:1, Room:Time Out Room 18C	Hazardous Material	50	SF	2
22543	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Bathroom Stall Doors Location: Floor:1, Room:Boys' Bathroom	Hazardous Material	30	SF	2
22554	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:Basement, Room:Girls' Bathroom	Hazardous Material	310	SF	2
22557	Paint (probable pre-1978) - damaged area < 9 sq. ft. OR overall worn AND in children-accessible area (measurement unit - square feet) Note: Metal Stalls Location: Floor:Basement, Room:Boys' Bathroom	Hazardous Material	180	SF	2
9718	The Ceramic Tile Flooring Requires Replacement	Capital Renewal	500	SF	2
10966	The Interior Door Hardware Requires Replacement	Capital Renewal	11	Door	2
9730	Toilet Stall Not Compliant	ADA Compliance	3	Ea.	2
9747	Ceiling Grid Requires Replacement	Capital Renewal	28,627	SF	3
9716	Interior Doors Require Replacement Note: All doors original, and damaged.	Capital Renewal	78	Door	3



Silver Spring School

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9717	Light Deterioration or Damage of 9x9 Asbestos Floor Tile is Present Note: VCT has several areas with large cracks in corridors and classrooms and 9x9 tiles in the gym/cafe.	Hazardous Material	10,000	SF	3
19799	Room Is Excessively Reverberant (Install Fiberglass Wall Panel) Note: Gym	Acoustics	1,000	SF	3
9714	The Acoustical Ceiling Tiles Require Replacement	Capital Renewal	28,627	SF	3
9715	Interior Doors Require Repainting Note: Metal door frames have paint chipping.	Deferred Maintenance	11	Door	5

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9739	Air Compressor Is Inoperable And Requires Replacement	Deferred Maintenance	1	Ea.	3
9749	Replace Unit Vent	Capital Renewal	21	Ea.	3
9742	The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	18	Ea.	3
9732	The Make Up Air Equipment Requires Replacement	Capital Renewal	2	Ea.	3
9745	Existing Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	33,691	SF	4
9735	Small HVAC Circulating Pump Requires Replacement	Deferred Maintenance	2	Ea.	4
9748	The Exhaust Hood Requires Replacement	Capital Renewal	15	Ea.	4

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9743	The Lighting Fixtures Require Replacement	Capital Renewal	33,691	SF	2
9740	The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2
9741	The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2
9726	The Electrical Receptacles Are Inadequate And More are Needed	Functional Deficiency	20	Ea.	3
9720	The Mounted Building Lighting Requires Replacement	Capital Renewal	8	Ea.	3
9719	The Canopy Lighting Requires Replacement	Deferred Maintenance	3	Ea.	4

Plumbing

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9722	The Existing Lavatory/Sink Pipes Are Not Insulated Correctly	ADA Compliance	15	LF	2
11436	Install Fire Sprinklers	Code Compliance	33,691	SF	3
9721	Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4
9709	The Classroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	14	Ea.	4
9727	The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4
10967	The Restroom Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	22	Ea.	4

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18595	Technology: Campus lacks security electronic access control. Note: Campus has access control system with two (2) electronic doors, add one (1) more door.	Technology	1	Ea.	3
18589	Technology: Campus network switching electronics are antiquated and/or do not meet standards. Note: Refresh select network switches that have reached end-of-life.	Technology	48	Ea.	3
18597	Technology: Instructional spaces do not have local sound reinforcement. Note: Add sound reinforcement in instructional spaces.	Technology	18	Ea.	3
18586	Technology: Main Telecommunications Room ground system is inadequate or non-existent. Note: MDF grounding system is inadequate, add grounding system.	Technology	1	Ea.	3
18585	Technology: Main Telecommunications Room is not dedicated. Room requires partial walls and/or major improvements. Note: MDF located in shared space with HVAC equipment, dedicate.	Technology	1	Ea.	3
18588	Technology: Network cabling infrastructure is outdated (Cat 5 or less) and/or does not meet standards. Note: Select cables do not meet industry standards (Category 5e) or better. Refresh selected cables.	Technology	45	Ea.	3
18593	Technology: Network cabling infrastructure is partially outdated and/or needs expansion. Note: Classrooms have three (3) data drops, add two (2) drops per classroom.	Technology	48	Ea.	3
18594	Technology: PA/Bell/Clock system is inadequate and/or near end of useful life. Note: PA/Bell/Clock system and antiquated, refresh.	Technology	33,619	SF	3

**Silver Spring School****Technology**

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
18596	Technology: Security cameras and recording system are inadequate and/or near end of useful life. Note: Campus has video surveillance system with 2 analog cameras, and front door intercom, refresh and add 22 cameras.	Technology	25	Ea.	3
18590	Technology: Special Space AV/Multimedia system is inadequate. Note: Cafetorium/Multipurpose has no permanent AV/Multimedia system, add one.	Technology	1	Ea.	3
18587	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements. Note: MDF does not have independent AC, add unit.	Technology	1	Ea.	3
18591	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus. Note: Classrooms do not have VoIP handsets.	Technology	20	Ea.	3
18592	Technology: Telephone system is inadequate and/or non-existent. Note: No existing phone system.	Technology	1	Ea.	3

Specialties

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9746	Replace Cabinetry In Classes/Labs Note: Original casework should be replaced.	Deferred Maintenance	17	Room	3

**Silver Spring School****Silver Spring School - Life Cycle Summary Yrs 1-10****Site Level Life Cycle Items****Site**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Parking Lot Pavement	Asphalt	2006	20	CAR	5
Pedestrian Pavement	Sidewalks - Concrete	1990	2,677	SF	5

Building: 01 - Main Building**Interior**

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Tile Flooring	Ceramic Tile	1969	654	SF	3
Suspended Plaster and	Painted ceilings	2009	1,464	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	2014	12,488	SF	5
Resilient Flooring	Vinyl Composition Tile Flooring	1969	21,589	SF	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	1969	15,000	SF	7

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Facility Hydronic Distribution	2-Pipe Water System (Hot)	1969	33,691	SF	5

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1969	33,691	SF	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	2012	1	Ea.	6

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2013	33,691	SF	9



Silver Spring School

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